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COHN  REZNICK

**Housing Authority of New Orleans**  
**Financial Statements**  
**(with Supplementary Information)**  
**And Independent Auditor's Report**  
**September 30, 2012**

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the entity and other appropriate public officials. The report is available for public inspection at the Baton Rouge office of the Legislative Auditor and, where appropriate, at the office of the parish clerk of court.

Release Date 4-23-14

## Housing Authority of New Orleans

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### Independent Auditor's Report

To the Board of Commissioners  
Housing Authority of New Orleans

We have audited the accompanying financial statements of the Housing Authority of New Orleans (HANO) and its discretely presented component units as of and for the year ended September 30, 2012, as listed in the index. These basic financial statements are the responsibility of HANO's management. Our responsibility is to express an opinion on these financial statements based on our audit.

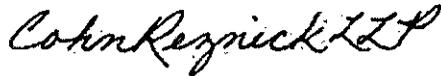
We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the statement of net assets. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of New Orleans and its discretely presented component units as of September 30, 2012, and changes in financial position and cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued a report dated March 30, 2013 on our consideration of HANO's internal control over financial reporting. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and the results of that testing and not to provide an opinion on the internal control over financial reporting. In accordance with Government Auditing Standards, we have also issued an opinion dated March 30, 2013, on HANO's compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters that could have a direct and material effect on a major HUD-assisted program. Those reports are an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis on pages 5 through 13 is not a required part of the basic financial statements, but is supplementary information required by accounting principles generally accepted in the United States of America and the Governmental Accounting Standards Board. We have applied certain limited procedures that consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and we express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information on pages 57 through 98, including the schedule of expenditures of federal awards as required by U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations," and the Financial Data Schedule required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



Charlotte, North Carolina  
March 30, 2013

**Housing Authority of New Orleans**  
**Management's Discussion and Analysis**

**September 30, 2012**

This section of the Housing Authority of New Orleans (HANO)'s financial report represents management's discussion and analysis of HANO's financial performance during the fiscal year ended September 30, 2012. Management's discussion and analysis is designed to assist the reader in focusing on significant financial issues, provide an overview of HANO's financial activity, identify changes in HANO's financial position and identify individual fund issues or concerns.

Since the Management's Discussion and Analysis is designed to focus on the current year's activities, resulting changes and currently know facts, we encourage readers to consider the information presented herein in conjunction with HANO's financial statements, which follow this section.

**Financial Highlights**

- HANO's total net assets as of September 30, 2012 were \$535,864,538 as compared to total net assets of \$551,791,872 at September 30, 2010. This represents a decrease from the prior year of \$15,927,334 or -2.9%.
- During 2012, HANO continued its efforts to redevelop its major mixed finance communities. HANO received approximately \$24 million in Capital Fund and HOPE VI grants, \$1.5 million in American Reinvestment and Recovery Act Stimulus grant funds, and has expended approximately \$25 million in Section 901 funds toward these efforts. Redevelopment continues at 5 major communities in various phases. Additionally, HANO has undertaken major renovation at public housing communities. HANO also closed two additional mixed finance developments, B.W. Cooper and Lafitte.
- During the year, HANO's operating revenues were \$39,433,866 less than the \$207,317,915 expended on housing assistance payments, general and administrative, repairs and maintenance, utilities, tenant services, protective services, and depreciation expense. In the prior year, operating revenues were \$16,965,856 more than operating expenses.
- For the fiscal year ended September 30, 2012, HANO recognized Low Income Housing Subsidies (including Public Housing, Capital Fund Recovery Grant and Capital Fund Grants) and Section 8 operating subsidies of \$47,802,601 and \$129,028,414, respectively. HANO also recognized \$1,206,029 in HOPE VI grant revenues, and \$3,382,085 in dwelling rental revenues for the current fiscal year.

## Housing Authority of New Orleans

### Management's Discussion and Analysis - Continued

September 30, 2012

#### Overview of Financial Statements

This financial report consists of four parts: management's discussion and analysis (this section), the basic financial statements, the notes to the financial statements, and other supplementary information.

The financial statements provide both long-term and short-term information about HANO's overall financial status. The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of other supplementary information that further explains and supports the information in the financial statements.

HANO's financial statements are prepared on an accrual basis in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. Under this basis of accounting, revenues are recognized in the period in which they are earned, expenses are recognized in the period in which they are incurred, and depreciation of assets is recognized in the Statements of Revenues, Expenses, and Changes in Net Assets. All assets and liabilities associated with the operation of HANO are included in the Statement of Net Assets.

The Statement of Net Assets reports HANO's net assets. Net assets, the difference between HANO's assets and liabilities, are one way to measure HANO's financial health or position.

Statement of Revenues, Expenses, and Change in Net Assets reports the results of activity over the course of the current year. It details the costs associated with operating HANO and how those costs were funded. It also provides an explanation of the change in net assets from the previous operating period to the current operating period.

Statement of Cash Flows - reports HANO's cash flows in and out from operating, noncapital financing, capital related financing and investing activities. It details the sources of HANO's cash, what it was used for, and the change in cash over the course of the operating year.

The notes to the financial statements explain some of the information in the financial statements and provide more detailed data.

The statements are followed by required supplementary information that presents HANO's electronic data submitted to HUD's Real Estate Assessment Center.

**Housing Authority of New Orleans**  
**Management's Discussion and Analysis - Continued**

**September 30, 2012**

Net assets are categorized as one of three types.

- I. **Invested in capital assets, net of related debt** - Capital assets, net of accumulated depreciation and reduced by debt attributable to the acquisition of those assets;
- II. **Restricted** - net assets whose use is subject to constraints imposed by law or agreement; and
- III. **Unrestricted** - net assets that are neither invested in capital assets nor restricted.

over time, significant changes in HANO's net assets are an indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any Housing Authority, the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of the Housing Authority's capital assets.

**Financial Analysis of HANO as a Whole**

As noted earlier, net assets may serve over time as a useful indicator of HANO's financial position. In the case of HANO, assets exceeded liabilities by \$535,864,538 at the close of the most recent fiscal year.

As of September 30, 2012, the largest component of HANO's net assets was cash (restricted and unrestricted). This is the result of the Authority's implementation of a fungibility plan whereby unexpended funds from the Section 8 program were consolidated to meet anticipated capital needs for housing redevelopment.

**Housing Authority of New Orleans**  
**Management's Discussion and Analysis - Continued**  
**September 30, 2012**

Table a-1

**Housing Authority of New Orleans Net Assets**

	<u>2012</u>	<u>2011</u>	<u>Variance</u>
Current assets	\$ 128,724,681	\$ 173,385,979	-25.8%
Restricted assets	20,592,418	37,128,398	-44.5%
Capital assets (net)	204,053,856	184,260,263	10.7%
Other assets	223,904,618	200,708,100	11.6%
<b>Total Assets</b>	<u>577,275,573</u>	<u>595,482,740</u>	<u>-3.1%</u>
Current liabilities	12,807,650	12,907,887	-0.8%
Tenant security deposits	604,893	617,110	-2.0%
Noncurrent liabilities	27,998,492	30,165,871	-7.2%
<b>Total Liabilities</b>	<u>41,411,035</u>	<u>43,690,868</u>	<u>-5.2%</u>
Invested in capital ssets (net)	204,053,856	193,686,612	5.4%
Restricted net assets	210,189,787	195,110,810	7.7%
Unrestricted net assets	121,620,895	162,994,450	-25.4%
<b>Total Net Assets</b>	<u>\$ 535,864,538</u>	<u>\$ 551,791,872</u>	<u>-2.9%</u>

The remaining balance of *unrestricted net assets* of \$121,620,895 will be used to meet HANO's ongoing obligations to program participants and creditors and to fund redevelopment activities.

HANO is allowed to funge (mix) funding from various HUD programs per regulatory guidance as published in the Federal Register on July 28<sup>th</sup> 2006, "Implementation Guidance for Section 901 of the Emergency Supplementary Appropriations to Address Hurricanes in the Gulf of Mexico and Pandemic Influenza Act, 2006." HANO is complying accounting and regulatory reporting requirements under this act to maximize services to residents.

At the end of the current fiscal year, HANO reports a decrease of \$15,927,334 in its net assets.

HANO's current assets decreased by \$44,661,298. The main element of this decrease was due to the expenditure of Section 901 funds provided to the mixed finance properties in the form of notes receivable and capital asset additions.

**Housing Authority of New Orleans**

**Management's Discussion and Analysis - Continued**

**September 30, 2012**

HANO's restricted assets decreased by \$16,535,980, primarily in the Housing Choice Voucher Program.

HANO's capital assets increased by \$19,793,593, primarily as a result of infrastructure costs in connection with mixed finance development at the B.W. Cooper and Lafitte project sites.

HANO's other assets increased by \$23,196,518. This increase in notes receivable and public housing rights is primarily a result of HANO's financing of redevelopment activities at the Lafitte, B.W. Cooper and St. Bernard project sites.

HANO's current liabilities decreased by \$100,237 during the current fiscal year.

HANO's non-current liabilities decreased by \$2,167,379 during the current fiscal year.

**Housing Authority of New Orleans**  
**Management's Discussion and Analysis - Continued**

**September 30, 2012**

	<u>2012</u>	<u>2011</u>	<u>Variance</u>
Revenues:			
Operating Revenues:			
Dwelling rental	\$ 3,382,085	\$ 3,061,279	10.48%
HUD operating subsidy and grant revenue	157,591,512	209,950,198	-24.94%
Other income	6,910,452	8,177,760	-15.50%
<b>Total Operating Revenues</b>	<b>167,884,049</b>	<b>221,189,237</b>	<b>-24.10%</b>
Expenses:			
Administrative	40,868,339	32,119,286	27.24%
Tenant services	3,640,457	3,544,976	2.69%
Utilities	1,904,195	2,849,172	-33.17%
Repairs and maintenance	2,650,229	3,242,026	-18.25%
Protection services	1,107,884	1,488,699	-25.58%
General	2,358,266	2,781,051	-15.20%
Housing assistance payments	149,988,921	154,161,298	-2.71%
Depreciation and amortization	4,799,624	4,036,873	18.89%
<b>Total Operating Expenses</b>	<b>207,317,915</b>	<b>204,223,381</b>	<b>1.52%</b>
<b>Operating Income (Loss)</b>	<b>(39,433,866)</b>	<b>16,965,856</b>	<b>-332.43%</b>
Nonoperating Revenues (Expenses):			
Investment income	435,508	385,099	13.09%
Investment income from notes receivable	(1,427,986)	(1,356,252)	0.00%
Reduction in accrual for contingency	-	12,685,666	100.00%
Interest expense	(654,855)	(693,607)	-5.59%
<b>Total Nonoperating Revenues (Expenses):</b>	<b>(1,647,333)</b>	<b>11,020,906</b>	<b>-114.95%</b>
<b>Income Before Capital Grants</b>	<b>(41,081,199)</b>	<b>27,986,762</b>	<b>-246.79%</b>
Capital Grants			
HUD capital grants	25,153,865	16,539,187	52.09%
State and city grants	-	10,000,000	100.00%
			100.00%
<b>Total Capital Grants</b>	<b>25,153,865</b>	<b>26,539,187</b>	
<b>Increase (decrease) in net assets</b>	<b>(15,927,334)</b>	<b>54,525,949</b>	<b>-129.21%</b>
Net Assets - Beginning	551,791,872	497,346,745	10.95%
Transfer from primary government to discrete component units	-	(178,628)	
Change in reporting entity	-	97,806	
<b>Net Assets - Ending</b>	<b>\$ 535,864,538</b>	<b>\$ 551,791,872</b>	<b>-2.89%</b>

**Housing Authority of New Orleans**  
**Management's Discussion and Analysis - Continued**

**September 30, 2012**

**Capital Asset and Debt Administration**

**Capital assets.** HANO's investment in capital assets as of September 30, 2012 amounts to \$204,053,856 (net of accumulated depreciation and debt).

**Major capital asset events during the current fiscal year included the following:**

**Housing Authority of New Orleans Capital Assets**

	<b>2012</b>	<b>2011</b>
Land	\$ 45,028,208	\$ 42,628,664
Buildings and improvements	121,110,638	108,775,879
Furniture and equipment	7,918,456	6,978,385
Construction in progress	10,130,260	12,637,094
Infrastructure	33,960,943	22,535,266
Less: accumulated depreciation	(14,094,649)	(9,295,025)
<b>Total</b>	<b>\$ 204,053,856</b>	<b>\$ 184,260,263</b>

Additional information on HANO's capital assets can be found in Note 8 of this report. Long-term debt - At the end of the current year, HANO had total debt outstanding of \$14,565,000. HANO's Capital Fund Program Revenue Bonds - Series A of 2003 are secured by pledges of Replacement Housing Factor Funds and Capital Fund Grants and are payable in monthly installments through December 1, 2023.

**Housing Authority of New Orleans Outstanding Debt**

	<b>2012</b>	<b>2011</b>
Capital Fund Program Revenue Bonds- Series A of 2003	\$ 14,565,000	\$ 15,470,000

HANO's total debt decreased by \$905,000. This was due to the scheduled pay down of principal.

## **Housing Authority of New Orleans**

### **Management's Discussion and Analysis - Continued**

**September 30, 2012**

#### **Columbia Parc at the Bayou District (formerly St. Bernard) Phases I, II, III**

The overall revitalization strategy provides for the development and construction of 1,320 units consisting of 300 single-family, 900 multi-family and 120 elderly housing units in phases. The unit mix includes Annual Contributions Contract (ACC), Low Income Housing Tax Credit (LIHTC), Section 8 and market rate rental units as well as affordable and market-rate homeownership units. To date, 563 rental housing units at St. Bernard were received from the general contractor and turned over to the owner's property management company for occupancy.

The Columbia Parc development includes a 20,000 square foot management building/club house which provides management and maintenance facilities for the property manager as well as community facilities and a business center. The community facility and business center are open for use by the residents without charge.

#### **Harmony Oaks (formerly C.J. Peete)**

Harmony Oaks includes an onsite rental component and an offsite homeownership component. The rental component includes the new construction and rehabilitation of 460 mixed-income units which is currently 97% occupied. The development plan includes ACC, LIHTC and market rate rental units and market rate homeownership units. The site plan includes a community center, and an administration building.

#### **Lafitte**

Phase I of the Lafitte Redevelopment includes the development of 812 new residential rental units, 517 of which will be located on the existing site and 295 will be located in the Tremé, Tulane, Gravier and other surrounding neighborhoods (collectively, "Phase I"). Phase I will include ACC, LIHTC and Section 8 rental units and market rate homeownership units. The construction completion of 276 units onsite, as well as 175 units offsite, has led to steady occupancy for the Lafitte Development.

There are 241 units in development to begin construction in 2013 for the onsite component to be composed of a senior building (100 units), market rate rental (89 units), and homeownership (52 units). The offsite component has 120 units in development at this time to begin construction in 2013.

#### **Marrero Commons (formerly B.W. Cooper)**

Cooper I, the first phase of redevelopment, includes the construction of 410 rental-housing units, a management office with a business center, and a day care facility. To date, 250 units have been turned over to the management company and 100% of the units have been occupied. The unit mix includes ACC, LIHTC and market rate rental units. The capital expenditures from 2008-2012 encompassed infrastructure work for the B.W. Cooper

## **Housing Authority of New Orleans**

### **Management's Discussion and Analysis - Continued**

**September 30, 2012**

development which included sidewalks, plumbing, below ground electrical, right-of-way and foundation work for Phase I.

#### **Guste Phase III**

The Guste III site plan includes a four-story building north of the senior high rise that will house 49 one-bedroom, two-bedroom, and three-bedroom units. The rest of the site integrates the remaining 106 two, three, and four-bedroom apartments in duplex and four-plex units. The total unit mix includes 6 one-bedroom, 70 two-bedroom, 69 three-bedroom, and 10 four-bedroom apartments (155 total units). The bidding process is to be complete April 2013 and construction is planned to begin June 2013 on this phase.

#### **Highlights of Modernization Activities**

##### **Fischer**

The scope of work for renovations at Fischer I, III, and Senior Village was prepared by the architect, which included 223 units. Interior unit repairs and exterior repairs were to include roofing, siding, gutters, exterior painting, fencing, landscaping, site grading, concrete paving and lighting. Roofing reconfiguration was designed for the Fischer Senior Village. Bids were received and a contract was awarded for the work in August 2012, with the bulk of the work expected to be completed in FY 2013.

#### **Economic Factors**

Significant economic factors affecting HANO are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development;
- local labor supply and demand, which can affect salary and wage rates;
- local inflationary, recessionary and employment trends, which can affect resident incomes therefore tenant rental income;
- natural disasters which can have a devastating impact on the local economy;
- locality issues which result from goods and services often being required to be imported; and
- Inflationary pressure on utility rates, supplies and other costs.

#### **Requests for Information**

The financial report is designed to provide a general overview of HANO's finances for all those with an interest in the Housing Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Deputy General Manager of Administration, Housing Authority of New Orleans, 4100 Touro Street, New Orleans, Louisiana, 70122.

## Housing Authority of New Orleans

### Statement of Net Assets

September 30, 2012

	Primary Government	Discrete Component Units	Total Reporting Entity
<b>Current Assets</b>			
Cash and cash equivalents - unrestricted	\$ 98,919,123	\$ 921,942	\$ 99,841,065
Investments - unrestricted	966,636	-	966,636
Accounts receivable - tenants, net	29,331	107,251	136,582
Accounts receivable - PHA projects, net	60,143	-	60,143
Accounts receivable - HUD	17,030,834	-	17,030,834
Accounts receivable - other, net	6,444,287	1,249,858	7,694,145
Prepaid expenses and other	540,688	98,221	638,909
Assets held for sale	4,733,639	-	4,733,639
	<b>128,724,681</b>	<b>2,377,272</b>	<b>131,101,953</b>
<b>Restricted Assets</b>			
Resident security deposits	604,893	26,005	630,898
Restricted cash	12,925,224	171,536	13,096,760
Restricted investments	7,062,301	-	7,062,301
	<b>20,592,418</b>	<b>197,541</b>	<b>20,789,959</b>
<b>Capital Assets</b>			
Land	45,028,208	-	45,028,208
Buildings and improvements	121,110,638	38,250,391	159,361,029
Furniture, equipment and machinery - dwelling	2,051,091	880,539	2,931,630
Furniture, equipment and machinery - administration	5,867,365	-	5,867,365
Construction in progress	10,130,260	-	10,130,260
Infrastructure	33,960,943	-	33,960,943
	<b>218,148,505</b>	<b>39,130,930</b>	<b>257,279,435</b>
Less: Accumulated depreciation	(14,094,649)	(7,954,663)	(22,049,312)
	<b>204,053,856</b>	<b>31,176,267</b>	<b>235,230,123</b>
<b>Other Noncurrent Assets</b>			
Notes receivable - other	58,937,467	-	58,937,467
Accrued interest receivable - notes receivable	4,266,136	-	4,266,136
Public housing rights	151,403,762	-	151,403,762
Other assets	9,297,253	1,447,082	10,744,335
	<b>223,904,618</b>	<b>1,447,082</b>	<b>225,351,700</b>
<b>Total Assets</b>	<b>\$ 577,275,573</b>	<b>\$ 35,198,162</b>	<b>\$ 612,473,735</b>

(continued)

**Housing Authority of New Orleans**  
**Statement of Net Assets - Continued**  
**September 30, 2012**

	Primary Government	Discrete Component Units	Total Reporting Entity
<b>Current Liabilities</b>			
Accounts payable	\$ 5,585,128	\$ 177,177	\$ 5,762,305
Accounts payable - other PHAs	495,280	-	495,280
Accrued wages/taxes payable	241,648	-	241,648
Settlements, judgments and contingencies	1,197,740	-	1,197,740
Accrued expenses	231,035	782,170	1,013,205
Current portion of long-term debt - capital projects	945,000	-	945,000
Deferred revenue	2,134,916	-	2,134,916
Accrued interest payable	216,048	160,881	376,929
Other current liabilities	1,355,716	2,474,116	3,829,832
Accrued compensated absences - current portion	405,139	-	405,139
<b>Total Current Liabilities</b>	<b>12,807,650</b>	<b>3,594,344</b>	<b>16,401,994</b>
<b>Current Liabilities Payable from Restricted Assets</b>			
Resident security deposits	604,893	46,092	650,985
<b>Noncurrent Liabilities</b>			
Accrued compensated absences - net of current portion	753,521	-	753,521
Long-term debt - capital projects - net of current portion	13,620,000	-	13,620,000
Deferred revenue - ground leases	2,994,494	-	2,994,494
Loan liability - non current	-	45,443,793	45,443,793
Settlements, judgments and contingencies	10,628,697	-	10,628,697
Other noncurrent liabilities	1,780	2,186,110	2,187,890
<b>Total Noncurrent Liabilities</b>	<b>27,998,492</b>	<b>47,629,903</b>	<b>75,628,395</b>
<b>Total Liabilities</b>	<b>41,411,035</b>	<b>51,270,339</b>	<b>92,681,374</b>
<b>Net Assets</b>			
Invested in capital assets, net of related debt	204,053,856	(14,267,526)	189,786,330
Restricted net assets	210,189,787	1,499,528	211,689,315
Unrestricted net assets	121,620,895	(3,304,179)	118,316,716
<b>Total Net Assets</b>	<b>535,864,538</b>	<b>(16,072,177)</b>	<b>519,792,361</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 577,275,573</b>	<b>\$ 35,198,162</b>	<b>\$ 612,473,735</b>

See notes to financial statements

**Housing Authority of New Orleans**

**Statement of Revenues, Expenses and Changes In Net Assets**

**Year ended September 30, 2012**

	Primary Government	Discrete Component Units	Total Reporting Entity
<b>Operating Revenue</b>			
Dwelling rent	\$ 3,382,085	\$ 868,673	\$ 4,250,758
HUD operating subsidy and grant revenue	154,282,269	-	154,282,269
Other governmental grants	3,309,243	-	3,309,243
Other income	6,910,452	993,226	7,903,678
<b>Total Operating Revenue</b>	<b>167,884,049</b>	<b>1,861,899</b>	<b>169,745,948</b>
<b>Operating Expenses</b>			
Administrative	40,868,339	245,105	41,113,444
Tenant services	3,640,457	319,456	3,959,913
Utilities	1,904,195	307,269	2,211,464
Maintenance and operations	2,650,229	440,334	3,090,563
Protective services	1,107,884	-	1,107,884
General	2,358,266	267,828	2,626,094
Housing assistance payments	149,988,921	-	149,988,921
Depreciation	4,799,624	980,793	5,780,417
<b>Total Operating Expense</b>	<b>207,317,915</b>	<b>2,560,785</b>	<b>209,878,700</b>
<b>Operating Income (Loss)</b>	<b>(39,433,866)</b>	<b>(698,886)</b>	<b>(40,132,752)</b>
<b>Nonoperating Revenue (Expenses)</b>			
Investment income	435,508	-	435,508
Amortization of public housing rights	(1,427,986)	-	(1,427,986)
Interest expense	(654,855)	(865,900)	(1,520,755)
<b>Total Nonoperating Revenues (Expenses)</b>	<b>(1,647,333)</b>	<b>(865,900)</b>	<b>(2,513,233)</b>
<b>Income Before Capital Grants</b>	<b>(41,081,199)</b>	<b>(1,564,786)</b>	<b>(42,645,985)</b>
<b>Capital Grants</b>			
HUD capital grants	25,153,865	-	25,153,865
<b>Change in Net Assets</b>	<b>(15,927,334)</b>	<b>(1,564,786)</b>	<b>(17,492,120)</b>
<b>Net Assets - Beginning</b>	<b>551,791,872</b>	<b>(14,507,391)</b>	<b>537,284,481</b>
<b>Net Assets - Ending</b>	<b>\$ 535,864,538</b>	<b>\$ (16,072,177)</b>	<b>\$ 519,792,361</b>

See notes to financial statements

## Housing Authority of New Orleans

### Statement of Cash Flows

Year ended September 30, 2012

	Primary Government
Cash flows from operating activities	
Dwelling rent receipts	\$ 3,921,911
Operating subsidy and grant receipts	155,573,412
Other governmental grants	3,309,243
Other income receipts	6,910,452
Total receipts	<u>169,715,018</u>
Payments to vendors	(31,425,654)
Payments to employees	(12,407,376)
Litigation settlement	(449,218)
Housing assistance payments	(149,988,921)
Total disbursements	<u>(194,271,169)</u>
Net cash used by operating activities	<u>(24,556,151)</u>
Cash flows from investing activities	
Investment income	435,508
Increase in notes receivable	(6,991,630)
Increase in public housing rights	(19,566,051)
Increase in other assets	(8,374,434)
Decrease in investments	5,207,401
Net cash used by investing activities	<u>(29,289,206)</u>
Cash flows from capital and related financing activities	
Capital grants receipts - HUD	19,060,162
Capital asset purchases	(24,593,217)
Payment of long-term debt	(905,000)
Increase in assets held for sale	(4,733,639)
Interest paid on long-term debt	(668,279)
Net cash used by capital and related financing activities	<u>(11,839,973)</u>
Net decrease in cash	(65,685,330)
Cash and cash equivalents, beginning	<u>178,134,570</u>
Cash and cash equivalents, ending	<u>\$ 112,449,240</u>
Reconciliation to Statement of Net Assets:	
Cash and cash equivalents - unrestricted	\$ 98,919,123
Restricted cash	12,925,224
Resident security deposits	<u>604,893</u>
Total	<u>\$ 112,449,240</u>

(continued)

**Housing Authority of New Orleans**  
**Statement of Cash Flows - Continued**  
**Year ended September 30, 2012**

	Primary Government
Reconciliation of operating income to net cash used by operating activities	
Operating income	\$ (39,433,866)
Adjustments to reconcile operating income to net cash used by operating activities	
Depreciation	4,799,624
Changes in asset and liability accounts	
(Increase) decrease in assets	
Accounts receivable - tenants	(11,346)
Accounts receivable - PHA Projects	69,890
Accounts receivable - HUD	1,221,253
Accounts receivable - other	563,389
Prepaid expense and other	10,483,569
Increase (decrease) in liabilities	
Accounts payable	1,665,833
Accounts payable - PHA Projects	182,438
Accrued wages/taxes payable	9,215
Settlements, judgments and contingencies	(449,218)
Other current liabilities	(1,977,773)
Deferred revenue	(1,798,416)
Tenant security deposits payable	(12,217)
Accrued compensated absences	131,474
Total adjustments	14,877,715
Net cash used by operating activities	\$ (24,556,151)

See notes to financial statements

## Housing Authority of New Orleans

### Notes to Financial Statements

September 30, 2012

#### Note 1 - Organization and Summary of Significant Accounting Policies

##### Organization

The Housing Authority of New Orleans (HANO or the Authority) is a public body corporate and politic established on September 29, 1936, pursuant to the laws of the State of Louisiana, to provide low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD) and other Federal Agencies. The primary purpose of HANO is to provide safe, decent, sanitary, and affordable housing to low-income, elderly, and disabled families in New Orleans, Louisiana.

##### Reporting Entity

Government Accounting Standards Board Statement No. 14, *the Financial Reporting Entity*, established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Under the provisions of this Statement, HANO is considered a primary government because it is a special purpose government that has a separate governing body, is legally separate, and is fiscally independent of other state or local governments.

HANO is a related organization of the City of New Orleans since Commissioners are appointed by the Mayor of the City of New Orleans. The City of New Orleans is not financially accountable for HANO as it cannot impose its will on HANO and there is no potential for HANO to provide financial benefit to, or impose financial burdens on, the City of New Orleans. Accordingly, HANO is not a component unit of the financial reporting entity of the City of New Orleans. HANO has been determined to be a "Troubled Agency" by HUD, and HUD has appointed an Administrative Receiver to act as the Executive Director and has replaced HANO's Board of Commissioners with its own appointed Board.

In determining how to define the reporting entity, management has considered all potential component units. The determination to include a component unit in the reporting entity was made by applying the criteria set forth in Governmental Accounting and Financial Reporting Standards and GASB Statement No. 14 (amended) and GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*. These criteria include manifestation of oversight responsibility; including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable.

## Housing Authority of New Orleans

### Notes to Financial Statements - Continued

September 30, 2012

As part of a major redevelopment plan, HANO formed a non-profit corporation and several separate limited liability companies.

Crescent Affordable Housing Corporation (CAHC) was formed in December 2003 as a non-profit membership corporation, in which HANO serves as the sole member, for the purpose of coordinating the development of safe, decent and affordable housing to low and moderate-income citizens of New Orleans. CAHC has applied for tax-exempt status under Section 501(c)(3) of the Internal Revenue Code (the Code) as a supporting organization under Section 509(a)(3) of the Code, the sole purpose of which is to carry out the affordable housing mission of HANO.

Lune d'or Enterprises, LLC (Lune d'or), a Louisiana Limited Liability Company, whose sole member is CAHC, was formed in March 2004, as a for-profit entity. Lune d'or currently serves as the managing member of several Louisiana limited liability companies, of which three of these entities own a single affordable housing project qualified for low-income housing tax credits. The purpose of the LLC's is to redevelop or construct mixed income housing. CAHC and HANO served as co-developers with respect to those affordable housing projects.

Place D'Genesis, LLC, a Louisiana Limited Liability Company, whose sole member is CAHC, was formed in January of 2007. The purpose of the Limited Liability Company is to acquire, finance, construct, redevelop and rehabilitate affordable and/or market rate housing as a for-profit subsidiary and on behalf of CAHC.

Fischer I, LLC, whose sole managing member is Lune d'or, was formed in March 2004. The Fischer I project was financed using tax credit equity investments.

Fischer III, LLC and Guste I, LLC, whose sole managing member is Lune d'or, were formed in December 2003. The Fischer III and Guste I projects were funded with mixed-financing which included funds borrowed pursuant to the Trust Indenture between HANO, JP Morgan Trust Company, NA and the Industrial Development Board of the City of New Orleans, Louisiana, Inc (the Bond Issuer), from the proceeds of the Capital Fund Program Revenue Bonds, Series a of 2003 (the Bonds), tax credit equity investment funds, construction loans from a conventional lender, and Affordable Housing Program grant funds from the Federal Home Loan Bank.

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**  
**September 30, 2012**

HANO's blended component units (presented within the primary government column) are:

- HANO Resident Loan Corporation, Inc.
- New Orleans Works
- CAHC
- Lune d'or
- Place d' Genesis

HANO's discretely presented component units are:

- Fischer I
- Fischer III
- Guste I

**Programs Administered by HANO**

The main programs of HANO are as follows:

- Low-Rent Public Housing under Annual Contributions Contract FW-1190 and related programs (Capital Fund Program, Capital Fund Recovery Grant Program and HOPE VI Program) for development, modernization, community development, and resident assistance.
- Housing Choice Voucher Program (formerly Section 8 Rental Assistance Program):

Rental Vouchers	FW-2217
Moderate Rehabilitation/Single Room Occupancy	FW-2147
New Construction	FW-2201
- Locally Owned Homeownership Program
- Resident-Managed Low-Rent Public Housing
- Disaster Housing Assistance Program (IKE)

## Housing Authority of New Orleans

### Notes to Financial Statements - Continued

September 30, 2012

HANO has approval to use Housing Choice Voucher funds for redevelopment under the 901 fungibility plans.

#### **Basis of Presentations and Accounting**

In accordance with both Louisiana State Reporting Law (LAS-R.S.24:514) and uniform financial reporting standards for HUD housing programs, the financial statements are prepared in accordance with United States generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standards setting body for establishing accounting and financial reporting standards for HANO.

Based upon compelling reasons offered by HUD, HANO reports under the governmental proprietary fund type (enterprise fund), which uses the accrual basis of accounting. The enterprise fund emphasizes the flow of economic resources as a measurement focus. In this fund, revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. Pursuant to the election option made available by GASB Statement No. 20, *Accounting and Financial Reporting for Propriety Funds and Other Governmental Entities that Use Proprietary Fund Accounting*, pronouncements of the Financial Accounting Standards Board (FASB) issued after November 30, 1989 are applied in the preparation of the financial statements.

The enterprise method is used to account for those operations that are financed and operated in a manner similar to private business, or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income necessary for management accountability is appropriate. The intent of the governing body is that the costs (expenses including depreciation) of providing services to the general public on a continuing basis be financed or recovered primarily through funding from HUD and charges to residents for rent and other fees.

All HANO programs are accounted for as one business-type activity reported in a single enterprise fund.

#### **Budgets**

Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis. Budgets are not, however, legally adopted nor legally required for financial statement presentation.

## **Housing Authority of New Orleans**

### **Notes to Financial Statements - Continued**

**September 30, 2012**

#### **Operating Revenue and Expenses**

Operating revenues and expenses consist of revenues earned and expenses incurred as a result of the principal operations of HANO. Operating revenues consist of tenant rents and fees and HUD operating grants. Non-operating revenues consist of investment income and other non-operating revenues. Non-operating expenses consist of interest expense.

#### **Cash Equivalents**

Cash and cash equivalents include amounts in demand deposits, interest-bearing demand deposits, and time deposits and other investments with original maturities of 90 days or less. Under state law, HANO may deposit funds in demand deposits, interest-bearing demand deposits, or time deposits with state banks organized under Louisiana law or any other state of the United States, or under the laws of the United States.

#### **Investments**

Investments are recorded at fair value. Investment instruments consist only of items specifically approved for public housing agencies by HUD. Investments are either insured or collateralized using the dedicated method. Under the dedicated method of collateralization, all deposits and investments over the federal depository insurance coverage, are collateralized with securities held by HANO's agent in HANO's name. It is HANO's policy that all funds on deposit are collateralized in accordance with both HUD requirements and requirements of the State of Louisiana.

#### **Prepaid Items**

Payments made to vendors for services that will benefit periods beyond the fiscal year end are recorded as prepaid items.

#### **Restricted Assets**

Certain assets may be classified as restricted assets on the statement of net assets because their use is restricted for Housing Choice Voucher Programs, modernization programs, security deposits held in trust, and family self-sufficiency program escrows, among others.

#### **Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Fair Value of Financial Instruments**

The carrying amount of HANO's financial instruments at September 30, 2012 including cash, investments, accounts receivable, short-term notes receivable, bonds payable, and accounts payable closely approximates fair value. The long-term notes receivable to affordable housing projects generally do not require principal or interest payments for 40 years or more and thus have de minimus fair value at September 30, 2012.

**Capital Assets**

All purchased capital assets are valued at cost when historical records are available. When no historical records are available, capital assets are valued at estimated historical cost. Land values were derived from development closeout documentation. Donated capital assets are recorded at their fair value at the time they are received. All normal expenditures of preparing an asset for use are capitalized when they meet or exceed the capitalization threshold.

Pursuant to the enterprise GAAP method, the cost of buildings and equipment is depreciated over the estimated useful lives of the related assets using the straight-line method. Depreciation commences on modernization and development additions in the year following completion, or in the fifth year if the program is 90% complete. The useful lives of buildings and equipment for purposes of computing depreciation are as follows:

Buildings	27.5 - 40 years
Land improvements	40 years
Infrastructure	40 years
Vehicles	5 years
Equipment	5 years

Maintenance and repairs expenditures are charged to operations when incurred. Betterments in excess of \$5,000 are capitalized. When land, buildings and equipment are sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved, and any gain or loss is included in operations.

## Housing Authority of New Orleans

### Notes to Financial Statements - Continued

September 30, 2012

#### Impairment of Long-Lived Assets

The Authority accounts for impairments in accordance with GASB No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*. Under the provisions of the statement, prominent events or changes in circumstances affecting capital assets are required to be evaluated to determine whether impairment of a capital asset has occurred. Impaired capital assets that will no longer be used should be reported at the lower of carrying value or fair value. Impairment of capital assets with physical damage generally should be measured using the restoration cost approach, which uses the estimated cost to restore the capital asset to identify the portion of the historical cost of the capital asset that should be written-off. During the year ended September 30, 2005, impairment was recorded on the majority of the Authority's capital assets. No impairment losses were recorded during the year ended September 30, 2012.

HANO reviews Mortgage Notes Receivable and Contract Rights for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the asset are less than the carrying amount, management compares the carrying amount of the asset to its fair value in order to determine whether an impairment loss has occurred. the amount of the impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. There were no impairment losses recognized during the year ended September 30, 2012.

Mortgage Notes Receivable - Principal

HANO has embarked on a program to develop mixed income housing developments.

HANO provides grants, short term financing and long term financing from HOPE VI, Capital Funds and Section 901 Fungibility programs to leverage low income housing tax credits and additional private and public financing to develop mixed income housing communities.

These investments, in the form of loans, are to both entities in which HANO has a controlling ownership interest and to entities where HANO has no ownership interest, or no controlling ownership interest.

The terms of the loans and related agreements provide for HANO to:

Fund a portion of capital in the form of loans usually in a third or fourth security position.

Agree to annual subsidy support from the HUD Annual Contributions Contract (ACC), and receive a commitment from the owner/developer to maintain a set number of public housing units over the term of the agreement, generally 40 years or more.

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**

**September 30, 2012**

with respect to all of these projects, HANO owns the land and has executed a ground lease with the owner/developer.

Additionally, after completion of the tax credit compliance period, HANO has a right of first refusal and/or a purchase option at fair value.

For those projects where HANO has an ownership interest in the project, HANO records the mortgage notes receivable as a loan and periodically evaluates the loans for impairment.

For those mortgage notes receivable where HANO does not have an ownership interest, or a controlling interest in the project, HANO retains the legal rights as the lender, and will pursue collection, in accordance with the original terms of the notes, which provides for extended due dates of loan payments, usually 40 years or more. HANO has concluded that the primary value of these transactions to HANO are the rights received, whereby the owner/developer provides a set number of public housing units over the contract period, usually 40 years or more. Therefore, HANO amortizes these rights (loan balance) and previously recorded accrued interest on a straight line basis over the remaining life of the agreements.

**Mortgage Notes Receivable - Interest**

Due to the uncertainty created by the extended time period to repayment and the provisions on certain notes that limits payment to defined surplus cash or net cash flows, HANO has ceased accruing interest on all mortgage notes receivable, except pre-development loans of short maturity. HANO will recognize interest income when cash payments are received.

**Notes Receivable with Component Units**

HANO has notes receivable with component units. The component units have a December 31st year end. At times there may be a difference in the receivable on HANO's books and the payable on the books of the component unit due to timing, thus the amounts may not completely eliminate.

**Compensated Absences**

Compensated absences are those absences for which employees will be paid, such as annual vacation and sick leave. A liability for compensated absences for annual/vacation leave that is attributable to services already rendered and that is not contingent on a specific event, outside the control of HANO and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of HANO and its employees are

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**

**September 30, 2012**

accounted for in the period in which such services are rendered or in which such events take place.

**Litigation Losses**

HANO recognizes estimated losses related to litigation and claims in the period in which the event-giving rise to the loss occurs and the loss is probable, and can be reasonably estimated.

**Annual Contribution Contracts**

Annual Contribution Contracts (ACC) provide that HUD shall have the authority to audit and examine the records of public housing authorities. Accordingly, final determination of HANO's financing and contribution status for the Annual Contribution Contracts is determined by HUD based upon financial reports submitted by HANO.

**Risk Management**

HANO is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. HANO carries commercial insurance for risks of loss regarding workers' compensation, employee health and general liability insurance.

**New Accounting Updates**

The GASB has issued Statement No. 61, *the Financial Reporting Entity: Omnibus, an amendment of GASB Statements No. 14 and 34* effective for financial statements with periods beginning after June 15, 2012. Management is currently evaluating the impact of adopting this standard.

The GASB has issued Statement No. 62, *Codification of Accounting and Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* effective for financial statements with periods beginning after December 15, 2011. Management is currently evaluating the impact of adopting this standard.

The GASB has issued Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position* effective for financial statements with periods beginning after December 31, 2011. Management is currently evaluating the impact of adopting this standard.

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**

**September 30, 2012**

The GASB has issued Statement No. 65, *Items Previously Reported as Assets and Liabilities* effective for financial statements with periods beginning after December 15, 2012. Management is currently evaluating the impact of adopting this standard.

**Note 2 - Deposits and Investments**

**Cash and Cash Equivalents**

It is the Authority's policy for deposits to be secured by collateral valued at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation (FDIC) insurance. It is HANO's policy to maintain collateralization in accordance with HUD requirements. All balances are collateralized at 100% in accordance with requirements of collateralization agreements.

**Investments**

Investments consist of certificates of deposits and government securities. It is the policy of the Authority that investments be secured by collateral valued at market or par, whichever is lower, less the amount of FDIC insurance.

**Risks**

Interest rate risk - the Authority's policy does not address interest rate risk.

Credit rate risk - the Authority's investments consist of certificates of deposits, which do not have credit ratings, and government securities; however, the Authority's policy does not address credit rate risk.

Custodial credit risk - This is the risk that in the event of a bank failure, the Authority's deposits and investments may not be returned to it.

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

As of September 30, 2012, of the Authority's deposits and investments were exposed to this risk because the amounts were in excess of FDIC insurance limits; however, the accounts were collateralized with securities held by the pledging financial institutions in the Authority's name. The following schedule summarizes the custodial credit risk:

	Balance Reported on the Authority's Financial Statements	Balance Deposited with the Financial Institution	FDIC Insured	Uninsured Amount (Fully Collateralized)
Bank Deposits	\$ 112,449,240	\$ 113,379,006	\$ 500,000	\$ 112,879,006
Funds held by trustees - government securities	1,995,025	1,995,025	250,000	1,745,025
Certificates of Deposits	6,033,912	6,033,912	750,000	5,283,912
<b>Total</b>	<b>\$ 120,478,177</b>	<b>\$ 121,407,943</b>	<b>\$ 1,500,000</b>	<b>\$ 119,907,943</b>

Cash and cash equivalents are reported on the statement of net assets as follows:

Cash and cash equivalents - unrestricted	\$ 98,919,123
Cash and cash equivalents - restricted	12,925,224
Cash and cash equivalents - security deposits	<u>604,893</u>
<b>Total</b>	<b><u>\$ 112,449,240</u></b>

Investments are reported on the statement of net assets as follows:

Restricted investments	\$ 7,062,301
Unrestricted investments	<u>966,636</u>
	<b><u>\$ 8,028,937</u></b>

**Note 3 - Restricted Cash and Investments**

Restricted cash and investments as of September 30, 2012 consisted of the following:

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

Security deposits held in trust	\$	604,893
SRO cash restricted for current liabilities		160,735
HCV restricted cash		11,517,444
CJ Peete ACC reserve		1,161,587
Blended Component Unit reserves		<u>85,458</u>
Total	\$	<u>13,530,117</u>
HCV restricted investments	\$	5,070,872
State and local restricted investments		<u>1,991,429</u>
Total	\$	<u>7,062,301</u>

**Note 4 - Accounts Receivable**

Accounts receivable as of September 30, 2012 consisted of the following:

Accounts receivable - tenants	\$	138,834
Allowance for doubtful accounts		<u>(109,503)</u>
Net tenant receivables	\$	<u>29,331</u>
HUD (see note 5 for detail)	\$	17,030,834
Advances to development projects		2,017,810
Accrued interest receivable		4,266,136
Miscellaneous receivable		160,341
Receivable from PHA projects, net		<u>60,143</u>
Total	\$	<u>23,564,595</u>

During 2010, the Authority performed a review of the Housing Choice Voucher program and identified \$1,866,148 of overpayments that were made to landlords from October 2007 through September 2009. The Authority has taken aggressive measures to collect these amounts. The Authority has determined that the entire amount should be recognized as a receivable and simultaneously be fully allowed for. Amounts will be recognized as revenue when collected. During the year ended September 30, 2012, \$422,008 was collected and is included in other revenue on the statement of revenue, expenses, and changes in net assets. The remaining outstanding amount is \$986,559.

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**

**September 30, 2012**

**Note 5 - Due from/to U.S. Department of Housing and Urban Development**

Amounts due from HUD as of September 30, 2012 were as follows:

HOPE VI	\$ 241,305
Capital Fund Program	<u>16,789,529</u>
Total	<u>\$ 17,030,834</u>

**Note 6 - Prepaid Expenses**

Prepaid expenses as of September 30, 2012 consisted of prepaid insurance of \$525,443 and other prepaid assets in the amount of \$15,245.

**Note 7 - Mortgage notes receivable**

**HANO Controlled Entities**

The following provides a description of Mortgage Notes Receivable for long term notes where HANO or one of its affiliates has an ownership interest or a controlling ownership interest. Recording additional interest accrual was stopped October 1, 2008. Interest amounts below are amounts recorded for prior periods. No interest was accrued during the year ended September 30, 2012.

**Guste I, LLC**

HANO has a construction mortgage note receivable with Guste I, LLC, a component unit, in the original amount of \$10,634,312. The note accrues interest at 3% per annum. Principal and accrued interest are due at December 31, 2012. The balance outstanding at September 30, 2012 was \$10,634,312 plus accrued interest of \$1,269,308. Although some of this construction loan may be paid from limited partner capital contributions management believes that some or all will be converted into a long-term loan, and therefore has suspended recording accrual of the interest income.

HANO has a program income loan construction mortgage note receivable with Guste I, LLC in the original amount of \$248,999. The note accrues interest at 3% per annum. Principal and accrued interest are due at January 31, 2060. The balance outstanding at September 30, 2012 was \$248,999 plus accrued interest of \$9,261.

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**

**September 30, 2012**

HANO has a Supplementary loan agreement with Guste I, LLC in the maximum original amount of \$2,939,498. The note was issued for the purpose of paying cost overruns incurred in the construction of the project. No interest will be charged on this note. Principal shall be payable in monthly installments from surplus cash. Full repayment of any outstanding principal will be due at maturity on November 1, 2061. The balance outstanding at September 30, 2012 was \$2,939,498.

**Fischer I, LLC**

HANO has a program income loan construction mortgage note receivable with Fischer I, LLC, a component unit, in the original amount of \$196,300. The note accrues interest at 4.76% per annum. Principal and accrued interest are due January 31, 2060. The balance outstanding at September 30, 2012 was \$196,300 plus accrued interest of \$47,062.

HANO has a Capital Fund loan with Fischer I, LLC. The loan bears interest at the applicable federal rate. All unpaid principal and interest is due on January 31, 2060. The note accrues interest at 4.68% per annum. Payments on the loan are paid from surplus cash. The outstanding balance at September 30, 2012 was \$1,424,059 plus accrued interest of \$184,902.

HANO has a Supplementary loan agreement with Fischer I, LLC in the maximum original amount of \$130,000. The note was issued for the purpose of paying construction cost overruns incurred due to Hurricane Katrina. No interest will be charged on this note. Principal shall be payable in monthly installments from surplus cash. Full repayment of any outstanding principal will be due at maturity on November 1, 2061. The balance outstanding at September 30, 2012 was \$130,000.

**Fischer III, LLC**

HANO has a construction mortgage note receivable with Fischer III, LLC, a component unit, in the original amount of \$14,710,628. The promissory note maturity was extended to December 31, 2012. The current interest rate is 3% per annum. The promissory note will become a Term Mortgage Note maturing on January 21, 2060 and is secured by a Multiple Indebtedness Mortgage when the remaining equity is received. The balance outstanding at September 30, 2012 was \$14,710,628 plus accrued interest of \$2,749,145.

HANO has a program income loan construction mortgage note receivable with Fischer III, LLC in the original amount of \$344,314. The note accrues interest at 0.5% per annum. Principal and accrued interest are due January 31, 2060. The balance outstanding at September 30, 2012 was \$344,314 plus accrued interest of \$6,458.

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

HANO has a Supplementary loan agreement with Fischer III, LLC in the maximum original amount of \$3,064,919. The note was issued for the purpose of paying construction cost overruns incurred due to Hurricane Katrina. No interest will be charged on this note. Principal shall be payable in monthly installments from surplus cash. Full repayment of any outstanding principal will be due at maturity on November 1, 2061. The balance outstanding at September 30, 2012 was \$3,064,919.

**New Savoy Place Apartments**

New Savoy Place Partnership, LP was dissolved due to Hurricane Katrina. The new partnership is in two phases, Savoy Phase I, LLC and Savoy Phase II, LLC. In a prior year the note receivable from New Savoy Place Apartments, LP was written-off as HANO had made a determination at that time that it would not be able to recover the funds. As new funds were advanced to New Savoy Place Apartments, LP, HANO has determined that it is appropriate to record the original amount that was written-off. However, in accordance with generally accepted accounting principles prior loan balances that have been written off cannot be reversed until collection of that receivable has been realized and consequently an allowance for the loan loss of \$12,722,728 is reflected in HANO's records.

HANO has a Mortgage Note with New Savoy Place Apartments, LP, in the maximum original amount of \$26,512,728. The note will not accrue interest. Unpaid principal will be due on June 1, 2048. The balance outstanding at September 30, 2012 was \$26,512,728.

**New St. Bernard II**

HANO has a Development Loan Mortgage Note in the amount of \$4,930,147 for Phase IIA of the St. Bernard Redevelopment. The loan maturity date is June 1, 2065 and the interest rate is zero percent. Principal payments may be made from operating cash flow as defined in the Amended and Restated Operating Agreement. All unpaid principal is due at maturity. As of September 30, 2012 the principal balance was \$4,930,147.

In addition HANO has a Development Loan Mortgage Note in the amount of \$4,950,000 for Phase IIB of the St. Bernard Redevelopment. The loan maturity date is June 1, 2066 and the interest rate is zero percent. Principal payments may be made from operating cash flow as defined in the Amended and Restated Operating Agreement. All unpaid principal is due at maturity. As of September 30, 2012 the principal balance was \$4,848,458.

**C.J. Peete I, LLC (CJP Rental I, LLC)**

HANO has a Construction Mortgage Note with N.O.N.D.C, LLC for the construction of 22 homeownership units at C.J. Peete. The Construction Mortgage note is in the amount of \$4,703,598 and matures on various dates when the units are sold. The outstanding balance

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**

**September 30, 2012**

on September 30, 2012 is \$1,675,833. As notes are currently being repaid, the balance is classified as a note receivable and not a public housing right.

	Balance, September 30, 2012	
	Notes Receivable	Accrued Interest (1)
Guste I	\$ 13,822,809	\$ 1,278,569
Fischer I	1,750,359	231,964
Fischer III	18,119,861	2,755,603
New Savoy Place Apartments	26,512,728	-
New St. Bernard II	9,778,605	
N.O.N.D.C LLC	1,675,833	-
Total	71,660,195	4,266,136
 Allowance for loan loss	 (12,722,728)	 -
Total, net of allowance	 \$ 58,937,467	 \$ 4,266,136

(1) Accrual of interest ceased October 1, 2008. See Note 1.

**Entities Not Controlled by HANO**

The following provides a description of Mortgage Notes Receivable for long-term notes where HANO or one of its affiliates does not either have an ownership interest or does not have a controlling interest. Recording additional interest accrual was stopped October 1, 2008. Interest amounts noted below are amounts recorded for prior periods. No interest was accrued during the year ended September 30, 2012.

**Abundance Square Associates**

HANO has a note receivable with Abundance Square Associates, Limited Partnership in the maximum original amount of \$2,577,025. The note was issued to partially finance the construction of public housing, which will be owned and operated by the borrower. The Promissory Note is secured by a Multiple Indebtedness Leasehold Mortgage and Security Agreement and Assignment of Leases and Rents dated October 28, 2002. The interest rate on the note is 4.78%. All principal and accrued interest is due at December 31, 2043. The balance outstanding at September 30, 2012 was \$2,375,579, net of amortization of \$279,480.

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

**Treasure Village Associates**

HANO has a note receivable with Treasure Village Associates, Limited Partnership in the maximum original amount of \$1,100,000. The note was issued to partially finance the construction of public housing, which will be owned and operated by the borrower. The Promissory Note is secured by Multiple Indebtedness Leasehold Mortgage and Security Agreement and Assignment of Leases and Rents dated August 27, 2003. The interest rate on the note is 5.09%. All principal and accrued interest is due at maturity, December 31, 2053. The balance outstanding at September 30, 2012 was \$1,222,781, net of amortization of \$143,856.

**St. Thomas HOPE VI - (LGD)**

HANO has a note receivable with LGD Rental I, LLC (LGD) in the original amount of \$13,360,800. The note was issued to partially finance the rehabilitation and revitalization of HOPE VI apartment complexes. The Promissory Note is secured by a Third Leasehold Mortgage and Security Agreement dated October 1, 2003. The note accrues interest at 1% per annum. Principal and accrued interest are payable from cash flow, as defined. All principal and accrued interest is due at October 1, 2043. The balance outstanding at September 30, 2012 was \$12,323,319, net of amortization of \$1,540,415.

HANO has a note receivable with LGD Rental I, LLC in the original amount of \$10,519,620. The note was issued to partially finance the rehabilitation and revitalization of HOPE VI apartment complexes. The Promissory Note is secured by a Fourth Leasehold Mortgage and Security Agreement dated October 1, 2003. The note accrues interest at 1% per annum. Principal and interest are payable from cash flow, as defined. All principal and accrued interest is due at October 1, 2043. The balance outstanding at September 30, 2012 was \$9,702,760, net of amortization of \$1,212,845.

**St. Thomas HOPE VI - (LGD II)**

HANO has a note receivable with LGD Rental II, LLC (LGD II) in the original amount of \$1,881,000. The note was issued to partially finance the rehabilitation and revitalization of HOPE VI apartment complexes. The Promissory Note is secured by a HOPE VI Mortgage and Security Agreement dated December 12, 2007. The note accrues interest at 1% per annum. Principal and interest are payable from cash flow, as defined. All principal and accrued interest is due at January 1, 2064. The balance outstanding at September 30, 2012 was \$1,702,995, net of amortization of \$189,216.

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**

**September 30, 2012**

**Lafitte**

HANO has a Fourth Loan Mortgage Note in the amount of \$5,040,019 with Lafitte Blocks 1-3, LLC for the onsite redevelopment at Lafitte Onsite I. The note accrues interest at the rate of 1% per annum. the maturity date on the note is September 1, 2059. The balance outstanding at September 30, 2012 was \$3,646,985, net of amortization of \$324,072.

HANO has a collateral loan agreement in the amount of \$3,939,656 with Lafitte Blocks 5-7 LLC. The loan does not accrue interest. The entire amount of the loan has been funded and is being held in a collateral account by JP Morgan Chase as of September 30, 2012.

**St. Bernard I, LLC (St. Bernard Rental I, LLC)**

HANO has a Development Loan Mortgage Note in the amount of \$15,478,475 for the construction of mixed income housing at St. Bernard Phase I executed on December 8, 2008. The construction mortgage loan matures on January 1, 2056 and has an interest rate of 3.50% per annum. the balance on the construction mortgage note on September 30, 2012 was \$14,773,088, net of amortization of \$777,530.

**C.J. Peete I, LLC - (CJP Rental I, LLC)**

HANO has a Development Loan Mortgage Note (C.J. Peete I) in the amount of \$41,423,000 for the partial construction of a mixed income redevelopment at C.J. Peete. The development loan mortgage note accrues interest at the rate of 8.0% during construction. The interest is capped at \$1,158,000 during construction and will be paid in full and will fund the ACC Subsidy Reserve. At construction completion, the interest rate is 0% thereafter until the maturity of the note on December 31, 2053. Any payments due under this note shall be payable from permitted distributions from Net Cash Flow as stated in the Amended and Restated Operating Agreement as per the Maker. The outstanding balance at September 30, 2012 was \$41,002,417. During the year ended September 30, 2012, interest income of \$579,000 was collected on the note of which \$357,398 was accounted for as a reduction of accrued interest and \$221,602 was recorded as other income.

**B.W. Cooper I, LLC**

HANO has a development loan mortgage note with B.W. Cooper I, LLC in the amount of \$37,700,000. The note accrues interest at 0% and matures on May 1, 2061. The outstanding balance on September 30, 2012 was \$34,657,704.

HANO has a bridge loan mortgage note with B.W. Cooper I, LLC in the amount of \$35,000,000. The note accrues interest at 5% and matures on December 1, 2014. The outstanding balance on September 30, 2012 was \$26,074,521.

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

	Balance, September 30, 2012		
	Notes Receivable	Accumulated Amortization	Total
Abundance Square	\$ 2,655,056	\$ (279,480)	\$ 2,375,576
Treasure Village	1,366,637	(143,856)	1,222,781
LGD	24,779,339	(2,753,260)	22,026,079
LGD II	1,892,171	(189,216)	1,702,955
Lafitte	7,910,713	(342,072)	7,568,641
St. Bernard I	15,550,618	(777,530)	14,773,088
CJ Peete I	41,002,417	-	41,002,417
BW Cooper	60,732,225	-	60,732,225
Total	\$ 155,889,176	\$ (4,485,414)	\$ 151,403,762

As set forth in accounting policies, HANO amortizes the amount which it considers representative of the right for Public Housing for the remaining commitment term of the agreement which ranges from 34 to 40 years. Amortization expense for the year ended September 30, 2012 was \$1,427,986.

**Note 8 - Assets Held for Sale**

During the year ended September 31, 2012, HANO purchased a building and land for \$4,733,639. HANO sold the building and land for \$5,215,871, net of selling costs, to an unrelated third party on November 26, 2012. The building and land are presented as Assets Held for Sale on the accompanying Statement of Net Assets.

**Note 9 - Other Assets**

The following is a schedule of other assets as of September 30, 2012:

Predevelopment Advances	\$ 8,333,322
Miscellaneous	41,212
Developer fee receivable	922,719
Total	\$ 9,297,253

**Housing Authority of New Orleans**  
**Notes to Financial Statements - Continued**  
**September 30, 2012**

**Note 10 - Land, Buildings, and Equipment**

\$10,307,611 which had been previously reported as infrastructure on the September 30, 2011 financial statements was determined to have been prepaid assets at that time. The schedule below reflects the adjusted balances as of September 30, 2011.

	Balance October 1, 2011	Additions	Transfers	Balance September 30, 2012
Land	\$ 42,628,664	\$ 2,399,544	\$ -	\$ 45,028,208
Buildings	108,775,879	9,827,925	2,506,834	121,110,638
Equipment - dwelling	2,051,091	-	-	2,051,091
Equipment - administration	4,927,294	940,071	-	5,867,365
Infrastructure	22,535,266	11,425,677	-	33,960,943
Construction in progress	12,637,094	-	(2,506,834)	10,130,260
Subtotal	193,555,288	24,593,217	-	218,148,505
Accumulated depreciation	(9,295,025)	(4,799,624)	-	(14,094,649)
Total	<u>\$ 184,260,263</u>	<u>\$ 19,793,593</u>	<u>\$ -</u>	<u>\$ 204,053,856</u>

**Note 11 - Ground Lease Agreements**

HANO entered into a number of long term ground leases with entities not controlled by HANO. For three of these leases, a portion of the lease was prepaid at inception. The revenue from this transaction was deferred when collected and is being amortized over the life of the lease. During the year ended September 30, 2012, \$44,260 was recognized and was recorded in other income. As of September 30, 2012, \$3,038,754 is included in deferred revenue on the accompanying statement of net assets, of which \$2,994,494 is included as a noncurrent liability.

**Note 12 - Deferred Revenue**

The following is a schedule of deferred revenue as of September 30, 2012:

Ground leases	\$ 3,038,754
City infrastructure grant	2,073,025
Tenant prepaid rents	16,852
Miscellaneous deferred revenue	<u>779</u>
Total deferred revenue	<u>\$ 5,129,410</u>

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

**Note 13 - Risk Management**

As stated in Note 1, HANO is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets for which HANO in prior years was self-insured for general liability, workers' compensation claims, fire and extended coverage.

HANO is a defendant in various law suits and has some claims where the amount of loss/settlement has been confirmed. For confirmed amounts that have not been paid, the remaining obligation is recorded in the account "Judgments, Settled Claims, and Contingencies".

For claims not yet litigated, in litigation and/or not yet settled, HANO records liabilities for those matters when it is probable a loss has occurred and HANO is able to reasonably estimate the amount of loss or a range of loss. Amounts accrued are included in the account "Judgments, Settled Claims and Contingencies".

In addition, HANO has litigation and claims, including several class action lawsuits for which, based in part on advice of Counsel, HANO cannot determine if it is probable that a loss will occur and/or it is not possible to estimate the loss or range of loss. Certain cases include multiple defendants and some cases do not state an amount of claim, however management believes that if the amount of claim was stated they each could be material.

**Note 14 - Compensated Absences Payable**

HANO has established a policy (in accordance with State Civil Service regulations) to pay each employee his or her accrued annual leave upon termination up to a maximum of 320 hours. The cost of current leave privileges is recognized as a current year expense in the period in which it is earned, in accordance with generally accepted accounting principles.

At September 30, 2012, total leave to be paid upon termination is \$1,158,660. of this amount, \$405,139 is estimated to be a current liability.

**Note 15 - Long-Term Debt**

Pursuant to a Trust Indenture between HANO, the Industrial Development Board of the City of New Orleans, Louisiana, Inc. And J.P. Morgan Trust Company, NA dated December 1, 2003, bonds in the amount of \$49,250,000 titled "Capital Fund Program Revenue Bonds Series a of 2003" have been issued. The proceeds of the bonds were used to finance loans to fund a portion of the construction and development costs of three affiliated entities: Guste I, LLC, Florida II-a, LLC and Fischer III, LLC. The portion of the bonds related to Florida II-a, LLC were redeemed during 2007 in the amount of \$21,700,000. The managing member of each of these affiliates is Lune d'or Enterprises, LLC, whose sole member is Crescent

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

Affordable Housing Corporation. As discussed in Note 1, HANO is the sole member of Crescent Affordable Housing Corporation.

The bonds bear interest at a rate of 4.45% and require interest payable each June 1st and December 1st. Principal payments of varying amounts are due annually beginning December 1, 2004, with a final maturity date of December 1, 2023.

HANO, with the approval of HUD, has pledged a portion of its Replacement Housing Factor funds (a component of its annual Capital Fund grants from HUD) as security for payment of principal and interest on the bonds.

Aggregate annual debt service requirements for the bonds are as follows:

Year ending September 30,	Principal	Interest	Total
2013	\$ 945,000	\$ 627,116	\$ 1,572,116
2014	985,000	584,174	1,569,174
2015	1,030,000	539,340	1,569,340
2016	1,075,000	497,947	1,572,947
2017	1,125,000	443,554	1,568,554
2018-2022	6,425,000	1,301,432	7,726,432
2023	2,980,000	196,000	3,176,000
Total	<u>\$ 14,565,000</u>	<u>\$ 4,189,563</u>	<u>\$ 18,754,563</u>

**Note 16 - Defined Contribution Pension Plan**

HANO provides pension benefits for all its full-time employees through a defined contribution plan entitled "Housing Authority of New Orleans Pension Plan". The plan is administered by the Pension Plan Committee and was revised in November 2004. The Pension Plan Committee consists of employees of HANO. As a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investments earnings. The Board of Commissioners for HANO is authorized to establish and amend plan benefits. Employees are eligible to participate after one hour of service.

HANO contributes 5% of the employee's base salary each month, while the employee contributes a mandatory ½ of 1% of his or her gross wages. HANO's contributions for each employee, and interest allocated to the employee's account, are fully vested after 3 years of service. Interest forfeited, either as a result of death or employees who leave employment prior to being vested, is returned to the related federal program for use toward eligible program activities.

**Housing Authority of New Orleans**

**Notes to Financial Statements - Continued**

**September 30, 2012**

HANO's total payroll in fiscal years 2012, 2011, and 2010 was \$13,111,891, \$11,845,238, and \$7,509,066, respectively. The contributions of HANO and employees were calculated using \$12,186,883, \$10,276,141, and \$6,514,366, respectively. HANO and the employees made contributions amounting to \$609,344 and \$60,934; \$513,807 and \$51,381; \$325,717 and \$32,572, respectively.

**Note 17 - Economic Dependency**

HANO received approximately 94% of its revenues from the federal government in the fiscal year. If the amount of revenues received from HUD falls below critical levels, HANO's operating results could be adversely affected.

**Note 18 - Commitments and Contingencies**

**Regulation**

HANO is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to HANO in the current and prior years.

**Legal**

At September 30 2012, HANO was a defendant to various lawsuits. Although HANO will vigorously defend itself in any legal and administrative proceeding, the outcome of any proceeding arising out of the conduct of HANO's business, including litigation with tenants, employment related lawsuits, contractual disputes, class actions, purported class actions and actions brought by governmental authorities, cannot be predicted with certainty. HANO has a contingency accrual of \$11,826,437 at September 30, 2012. HANO, with the consultation of legal counsel, believes the accrual is reasonable.

**Construction Commitments**

HANO is engaged in a modernization and development program and has entered into construction-type contracts with approximately \$13,700,000 remaining until completion.

**Note 19 - Annual Contributions Contract FW-1190**

**Annual Contributions Contract - Public Housing**

Pursuant to the Annual Contributions Contract, HUD contributes an operating subsidy approved in the operating budget. Operating subsidy contributions for the year ended September 30, 2012 were \$17,331,062 for the Low-Rent Public Housing Program.

Housing Authority of New Orleans

Notes to Financial Statements - Continued

September 30, 2012

**Annual Contributions Contracts - Vouchers**

Housing Choice Voucher Program Annual Contributions Contracts provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low-income families. The program provides for such payments with respect to existing and moderately rehabilitated housing covering the difference between the maximum rental on a dwelling unit and the amount of rent contribution by a participating family and related administrative expense. HUD contributions for the year ended September 30, 2012 were \$129,028,414.

**Note 20 - Restricted Net Assets**

In the year ended September 30, 2011 HANO received \$11,652,556 of additional set-aside funds for its Housing Choice Voucher (HCV) Program. At the time these funds were included in HANO's unrestricted net assets. Based on guidance from HUD issued in 2012 these funds have been reclassified to restricted net assets of the HCV program.

Restricted net assets at September 30, 2012 consisted of the following:

Restricted HCV cash and investments	\$ 16,588,316
Investments restricted for modernization	1,991,429
Restricted reserves	1,247,045
Notes receivable and public housing rights, net of accumulated amortization and miscellaneous liabilities	<u>190,362,997</u>
Total	<u>\$ 210,189,787</u>

**Note 21 - Subsequent Events**

Events that occur after the date of the statement of net assets but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the date of the statement of net assets are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the date of the statement of net assets, require disclosure in the accompanying notes. Management evaluated the activity of HANO through March 30, 2013 (the date the financial statements were available to be issued) and concluded that other than the sale of the assets held for sale discussed in Note 8, no other subsequent events have occurred that would require recognition in the Financial Statements or disclosure in the Notes to the Financial Statements.

Housing Authority of New Orleans

Notes to Financial Statements - Continued

September 30, 2012

**Note 22 - Financial Data Submission Reconciliation**

HANO manages several programs. Many charges (i.e., payroll, benefits, insurance, etc.) are paid by the Authority's various programs and are subsequently reimbursed. Balances due for such charges are reflected in the Interprogram Due to/Due from account balances. Interprograms at September 30, 2012 have been eliminated in preparing the basic financial statements. Additionally intercompany revenues and expenses have been eliminated.

A reconciliation of the statement of revenues, expenses and changes in net assets to the amounts reported on the FDS follows:

Per Statement of Revenues, Expenses, and Changes in Net Assets:	
Total operating revenue	\$ 169,745,948
Investment income	435,508
Total capital grants	<u>25,153,865</u>
Total revenue on FDS (Line 700)	<u>\$ 195,335,321</u>
Per Statement of Revenues, Expenses, and Changes in Net Assets:	
Total operating expenses	\$ 209,878,700
Interest expense and amortization of public housing rights	<u>2,948,741</u>
Total expenses on FDS (Line 900)	<u>\$ 212,827,441</u>

The statement of cash flows presents ending cash in the amount of \$112,449,240. the FDS presents total cash (Line 100) in the amount of \$113,568,723. The difference between these two amounts is \$1,119,483 and represents restricted and unrestricted cash belonging to the discrete component units. As only the cash flows of the Primary Government were disclosed on the statement of cash flows, this amount was not included in the statement of cash flows.

Independent Auditor's Report on Internal Control over Financial Reporting and on  
Compliance Based on an Audit of Financial Statements Performed in  
Accordance with Government Auditing Standards

To the Board of Directors  
The Housing Authority of New Orleans

We have audited the financial statements of the Housing Authority of New Orleans (HANO) as of and for the year ended September 30, 2012, and have issued our report thereon dated March 30, 2013. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

*Internal Control over Financial Reporting*

Management of HANO is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered HANO's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of HANO's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of HANO's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be significant deficiencies, or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as described in the accompanying Schedule of Findings and Questioned costs, we identified certain deficiencies in internal control over financial reporting that we consider to be a material weakness.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiencies described in the accompanying Schedule of Findings and Questioned Costs as item 2012-2 to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether HANO's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

We noted certain matters that we reported to management of HANO in a separate letter dated March 30, 2013.

HANO's responses to the findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. We did not audit HANO's responses and, accordingly, we express no opinion on the responses.

This report is intended solely for the information and use of the Board of Commissioners, management, others within the entity, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.



Charlotte, North Carolina  
March 30, 2013

Independent Auditor's Report on Compliance with Requirements that Could Have a Direct and Material Effect on Each Major Program and on Internal Control over Compliance in Accordance with OMB Circular A-133

To the Board of Directors  
The Housing Authority of New Orleans

*Compliance*

We have audited the Housing Authority of New Orleans' (HANO) compliance with the types of compliance requirements described in the OMB Circular A-133 Compliance Supplement that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2012. HANO's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of HANO's management. Our responsibility is to express an opinion on HANO's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations." Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about HANO's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of HANO's compliance with those requirements.

As described in items 2012-1 and 2012-2 in the accompanying Schedule of Findings and Questioned Costs, HANO did not comply with requirements regarding major federal programs as follows:

<u>Major Federal Program</u>	<u>Compliance Requirement</u>
Public and Indian Housing	Reporting
Housing Choice Voucher Program	Eligibility
	Reporting
	Special Tests
Capital Fund	Reporting
Capital Fund Recovery Grant	Reporting
DHAP	Reporting

Compliance with such requirements is necessary, in our opinion, for HANO to comply with the requirements applicable to those programs.

In our opinion, except for the noncompliance described in the preceding paragraph, HANO complied, in all material respects, with the compliance requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2012.

*Internal Control over Compliance*

Management of HANO is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered HANO's internal control over compliance with the requirements that could have a direct and material effect on a major federal program to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of HANO's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be material weaknesses.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies in internal control over compliance described in the accompanying Schedule of Findings and Questioned Costs as items 2012-1 and 2012-2 to be material weaknesses.

HANO's responses to the findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. We did not audit HANO's responses and, accordingly, we express no opinion on the responses.

This report is intended solely for the information and use of the Board of Commissioners, management, others within the entity, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.



Charlotte, North Carolina  
March 30, 2013

**Housing Authority of New Orleans**  
**Schedule of Findings and Questioned Costs**  
**Year ended September 30, 2012**

**Summary of Auditor's Results**

**Financial Statements:**

Type of auditor's report issued:	Unqualified	
Internal control over financial reporting:		
Material weakness(es) identified	<u>  X  </u> Yes	<u>      </u> No
Significant deficiencies indentified not considered to be material weaknesses	<u>      </u> Yes	<u>  X  </u> No
Noncompliance material to financial statement noted	<u>      </u> Yes	<u>  X  </u> No

**Federal Awards:**

Internal Control over major programs:		
Material weakness(es) identified?	<u>  X  </u> Yes	<u>      </u> No
Significant deficiencies indentified not considered to be material weaknesses	<u>      </u> Yes	<u>  X  </u> No
Type of auditor's report issued on compliance for major programs:	Qualified	
Any audit findings disclosed that are required to be reported in accordance with Section.510(a) of OMB Circular A-133	<u>  X  </u> Yes	<u>      </u> No

Identification of major programs:

- CFDA 14.850 Public and Indian Housing
- CFDA 14.871 Section 8 Housing Choice Vouchers
- CFDA 97.109 Disaster Housing Assistance Program (IKE)
- Public Housing Capital Fund Cluster:
  - CFDA 14.872 Public Housing Capital Fund Program
  - CFDA 14.885 ARRA Formula Grant

Dollar threshold used to distinguish type A and B programs:	\$3,000,000	
Auditee qualified as low-risk auditee	<u>      </u> Yes	<u>  X  </u> No

Housing Authority of New Orleans

Schedule of Findings and Questioned Costs - Continued

September 30, 2012

Findings - Financial Statement Audit

See Finding 2012-2

Findings - Major Federal Awards Program Audit:

CFDA #14.871 Section 8 Housing Choice Vouchers

2012-1 Voucher Client Files

Type of finding:	Compliance: Internal Control:	Eligibility, Reporting & Special Tests Material Weakness
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Condition: of the 60-voucher client files tested, the following deficiencies were noted:

- 2 out of 60 files tested did not have proper support for the annual recertification of Form 50058 *Family Report* performed during the period under audit as required by the *HUD Multifamily Occupancy Handbook*.
- 4 out of 60 files tested did not have utility allowance schedules supporting information reported on Form 50058.
- 5 out of 60 files tested did not have a completed HANO Required Document Checklist form which records whether required documents were included in client files.
- 1 out of 60 files tested did not have inspections performed during the fiscal year.
- 9 out of 60 files tested did not have evidence that income reported on Form 50058 was verified by a third-party or reviewed by HANO personnel.
- For 2 out of 25 selections tested for vacancy, the landlord still received HAP payments for up to 2 months after the tenant vacated the property. The funds have not been recaptured.

Effect: Failing to recertify tenants annually can result in incorrect reporting of income and household makeup on Form 50058. Failing to verify tenant's income with a third-party, and review of the calculation, can lead to incorrect income reported on Form 50058. Failing to have accurate utility allowance support can lead to inaccurate calculation of HAP reported on Form 50058. An incorrect Form 50058 can result in inaccurate housing assistance payments (HAP) disbursed to Housing Choice Voucher landlords as well as incorrect tenant portion of rent. This affects not only the HAP expense reported on the financial statements, but is directly related to the amount of Federal funding awarded to HANO.

HUD requires specific documents be retained in tenant lease files which assist in the initial and re-certification process. As part of HANO's internal controls over its HCV program, HANO has a policy that an internally developed checklist (the *Required Document Checklist*) be completed and retained in the voucher client files. Failing to complete the checklists for voucher client files can lead to incomplete lease files.

**Housing Authority of New Orleans**

**Schedule of Findings and Questioned Costs - Continued**

**September 30, 2012**

Failing to provide for an annual inspection for each tenant can result in tenants living in units that are not decent, safe or sanitary; which is the mission of the Housing Choice Voucher Program.

Cause: HANO has not adequately monitored its Housing Choice Voucher Program to ensure that income certifications and inspections were performed timely.

Criteria: HANO is required by HUD to maintain sufficient documentation that individuals receiving benefits under the Housing Choice Voucher Program are eligible under the program rules, and that the benefits they receive under the program are properly calculated. HANO is also required to perform annual inspection of units rented under the Housing Choice Voucher Program to ensure that program participants are provided decent, safe and sanitary housing.

Auditor's Recommendation: We recommend that HANO establish procedures to ensure that re-certifications and inspections are performed timely and that required document checklists are completed in accordance with HANO policies and procedures.

*Question Cost: Undetermined*

*Corrective Action Plan: Under the Housing Choice Voucher Program, HANO administers more than 17,200 vouchers and enters into contractual agreements with more than 8,000 landlords on an annual basis. While we recognize that there is more work to be done to sustain existing accomplishments and to further improve program administration, the deficiencies noted in the audit related to the review of client files represent imprudent errors and mistakes and not institutional failures.*

*The three year Recovery Workplan implemented by the Administrative Receiver in November 2010 set forth various activities and initiatives aimed at addressing HANO's persistent issues with the management and administration of the Housing Choice Voucher Program (HCVP) that have prevented the agency from realizing acceptable levels of performance in accordance with the standards of the United States Department of Housing and Urban Development.*

*In implementing the Recovery Workplan, HANO established a comprehensive staff training program addressing major functional areas including income verification, occupancy, recertifications, eligibility, inspections, and file management; cleared a significant backlog in recertifications; implemented a new information system for HCVP to provide management with direct information on mandated activities and to monitor performance and compliance with laws and regulations; established and documented policies and procedures for core functions of HCVP; reorganized the department to ensure adequate staffing to perform program requirements; and established quantitative measures to evaluate performance.*

**Housing Authority of New Orleans**

**Schedule of Findings and Questioned Costs - Continued**

**September 30, 2012**

*Ultimately, the results of the action items in the Recovery Workplan are intended to ensure an efficient and regulatory compliant Housing Choice Voucher Program. HANO has made considerable progress in the achievement of that goal. the agency received a "Standard Performer" status for fiscal year 2012 on the Section Eight Management Assessment Program (SEMAP), the tool used by HUD to measure the performance of public housing agencies in administering HCVP 14 key areas. the last time the agency received a status of Standard Performer was in FY 2004. Furthermore, the exceptions that exist in the current audit represent a decrease of approximately fifty percent as compared to the previous year's audit.*

*HANO has taken various actions to address capacity issues with individual staff and create a system of accountability for performance.*

*Most recently, the agency hired an experienced consulting firm to review the existing HCVP Policies and Procedures Manual to determine, by program area, if there are any changes required to more effectively communicate program requirements, enhance quality assurance efforts and staff accountability, minimize errors, and provide additional tools for management to monitor compliance. HANO is also continuing its comprehensive training program for staff to ensure there is continuous communication of changes to federal program requirements and internal policies and procedures as well as to convey an understanding of performance expectations. It is the expectation of management that the improvements in performance of the Housing Choice Voucher Program will continue in the future and minor gaffes such as those identified in the audit will continue to diminish over time.*

*Responsible Person: Valerie Pruitt, Housing Choice Voucher Program Director*

**Housing Authority of New Orleans**

**Schedule of Findings and Questioned Costs - Continued**

**September 30, 2012**

**All Major Programs**

- CFDA # 14.850 Public and Indian Housing**
- CFDA # 14.872 Public Housing Capital Fund**
- CFDA # 14.871 Section 8 Housing Choice Vouchers**
- CFDA # 14.885 Formula Capital Fund Stimulus Grant**
- CFDA # 97.109 Disaster Housing Assistance Program**

**2012-2 Accounting Policies and Procedures**

Type of finding: Compliance: Reporting  
Internal Control: Material Weakness

(Also, Financial Statement Audit Finding - Internal Control - Material Weakness)

Condition: During the course of the audit, the auditor noted: (1) the unaudited Financial Data Schedule (FDS) HUD's Real Estate Assessment Center was materially different than the audited FDS; (2) in certain instances, cash payments were made from the Central Office Cost Center (COCC) and were not properly allocated to the Asset Management Projects (AMPs) or other correct program resulting in these amounts being recorded as reductions to the accounts payable balance in the COCC, rather than the appropriate expense or capital asset account in the correct program; (3) prior year accruals, accounts receivable, and prepaid expenses were not reversed causing material errors in payroll, accounts payable, other current liabilities, accounts receivable - HUD, prepaid expenses, and the related expense accounts for each; and (4) the reporting of the accounting for the third-party managed properties was incomplete in that the actual costs of operating the properties were not detailed in the general ledger or the unaudited Financial Data Schedule (FDS), but rather was reported as one combined expense amount

Effect: Errors in the unaudited FDS and errors in the underlying accounting records indicate an increased risk that monthly/quarterly internal financial information and reports utilized for management decision making purposes may not be materially accurate. Additionally, errors in reporting grant funds resulted in information reported on the Schedule of Expenditures of Federal Awards to be materially different than the final audit information.

Cause: HANO has been working to improve its accounting processes and bring its accounting current while at the same time implementing a substantial conversion of its IT system. During the year ended September 30, 2012, HANO was still learning how to effectively carry out its accounting and other operational functions while utilizing its new IT system. HANO has removed some of the cumbersome procedures that were required to process transactions or to run reports.

Criteria: Properly managed, accurate and timely accounting records are required to be maintained. Additionally, each major federal awards program requires that internal controls be established to ensure compliance with the program requirements, one of which is that accurate financial and other reports can be prepared.

## Housing Authority of New Orleans

### Schedule of Findings and Questioned Costs - Continued

September 30, 2012

#### Auditor's Recommendation:

- The finance department should adopt a process for accurately submitting HANO's unaudited FDS. The adjustments between the unaudited FDS and the final audited FDS should be minimal.
- The payroll should be recorded in the general ledger for each pay period and any adjustments to accrued payroll should be recorded accordingly.
- When cash payments are recorded in the COCC, they should simultaneously be allocated to the correct AMP or program.
- When accruals are made at the end of a reporting period, there should be a process in place to reverse such entries in the beginning of the new reporting period. This should be part of the account reconciliation process and agreeing the reconciliations to the general ledger.
- Incorporate the detailed activity for third party managed properties in its general ledger and financial statements on a monthly basis.

*Corrective Action Plan: Trained accountants will understand without further explanation that this finding speaks to Aspects of HANO's accounting procedure and is not a commentary on the quality of management of its finances. In fact, HANO has for some time been in full control of its money and has been and is fully able to account for its funds. There is no aspect of this audit that should be construed to suggest otherwise.*

*The Recovery Workplan implemented by the Administrative Receiver in November 2010 had the express goal of the realization of a strong financial position of the agency and restoration of public confidence in the agency's ability to manage its finances. Prior to the implementation of the plan, HANO finances were in disarray and the state of the agency's finances were questionable. Bank accounts and project fund accounts were not reconciled on a regular basis, the agency experienced accumulating operating losses in its public housing program, existing development projects were not fully funded or monitored, the agency operated three different systems to manage finance that were not integrated, and the agency failed to implement Asset Management accounting as mandated by HUD.*

*HANO has made significant progress in the management of its financial resources and has addressed many of the longstanding issues that plagued the agency in the financial arena. In fiscal year 2009, the agency received 14 findings in its annual audit, the majority of which were financial. Today, this audit reports contains two findings, only one is financial. Bank accounts are reconciled monthly, policies and procedures are in place to govern core financial activities, asset management has been implemented, gaps in funding for major redevelopment activities have been addressed, the agency implemented a new financial management information system, the finance department is staffed with experienced, well trained individuals, and internal controls are in place to mitigate fraud, waste and abuse. The*

## Housing Authority of New Orleans

### Schedule of Findings and Questioned Costs - Continued

September 30, 2012

*agency is able to produce accurate and complete financial data for management analysis and decision making.*

*Although considerable progress has been made, additional work remains. The majority of the issues identified in this finding related to mapping issues in the configuration of the agency's financial management system that resulted in some expense transactions posting to incorrect accounts in the Central Office Cost Center (COCC) rather than the correct AMP or Program. This problem also contributed to the problems with the inter program transactions and the accrual reversals identified in this finding. HANO has taken the following steps to address this issue:*

- HANO is currently working with the software developer to address the mapping issues and anticipate resolution shortly. HANO continues to review inter-program transactions for appropriateness and make adjustments accordingly in an effort to correct the mapping issues within its financial management system we continue to produce quality, accurate and timely financial reports.*
- HANO has addressed the discrepancies in the unaudited FDS and corrections will be submitted to HUD in the audited submission to be filed in June 2013. While the audit does identify issues with the accuracy of the unaudited FDS, upon review of HANO's fiscal year 2012 unaudited FDS, the Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC) issued a conditional approval of HANO's unaudited FDS. While HUD found some minor discrepancies in the submission they were not deemed to be of a level of significance to reject HANO financials. Instead, REAC proposed that HANO make the corrections in its audited submissions due in June 2013.*
- HANO continues to work with its Third Party Managers in an effort to produce accurate and timely financial information. HANO has designated a senior accountant to work directly with all Third Party managers and to review financials on a monthly basis. This information allows us to better manage and foresee additional operating expenses associated with these properties especially while under redevelopment.*

*HANO is confident the internal financial data used to support management decisions regarding programs, projects and initiatives of the agency are reliable to ensure prudent financial management and the fulfillment of the agency leadership's fiduciary responsibility.*

*Responsible Person: Ron McIntyre, Director of Finance*

**Housing Authority of New Orleans**  
**Schedule of Prior Year Findings - Continued**  
**September 30, 2012**

Ref No.	Fiscal Year Initially Occurred	Description of Finding	Corrective Action Taken	Planned Corrective Action or Partial Corrective Action Taken
<b>Section I - Internal Control and Compliance Material to the Financial Statements</b>				
1	2011	Bank Reconciliations	Yes	Previously reported correction plan implemented - <b>finding is closed</b>
1	2010			
1	2009			
3	2008			
<b>Section II - Internal Control and Compliance Material to Federal Awards</b>				
2	2011	Voucher Client Files	No	<b>See 2012-1</b>
6	2010			
8	2009			
4	2008			
5	2007			
6	2006			
6	2005			
3	2011	Public Housing Client Files	Yes	Previously reported correction plan implemented - <b>finding is closed</b>
4	2010			
5	2011	Controls Over Financial Reporting	NO	<b>See 2012-2</b>
7	2010			
13	2009			
9	2008			
9	2007			
10	2006			
4	2011	Third-Party Managed Properties	NO	<b>See 2012-2</b>

**Supplementary Information**

# Housing Authority of New Orleans

## Financial Data Schedule

**September 30, 2012**

Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
111	Cash-unrestricted	\$ 14,101,851	\$ 41,290,196	\$ 44,449,018	\$ 99,841,065	\$ -	\$ 99,841,065
113	Cash-other restricted	1,161,587	256,994	-	1,418,581	-	1,418,581
114	Cash-tenant security deposits	122,219	26,005	482,674	630,898	-	630,898
115	Cash - Restricted for payment of current liability	-	160,735	-	160,735	-	160,735
100	<b>Total Cash</b>	<b>15,385,657</b>	<b>53,251,374</b>	<b>44,931,692</b>	<b>113,568,723</b>	<b>-</b>	<b>113,568,723</b>
121	Accounts receivable - PHA projects	-	60,143	-	60,143	-	60,143
122	Accounts receivable - HUD other projects	16,781,590	241,305	7,939	17,030,834	-	17,030,834
124	Account receivable - other government	-	-	-	-	-	-
125	Account receivable - miscellaneous	1,130,676	5,551,577	2,531,974	9,214,227	(514,164)	8,700,063
126	Accounts receivable - tenants	31,994	214,091	-	246,085	-	246,085
126.1	Allowance for doubtful accounts - tenants	(2,663)	(106,840)	-	(109,503)	-	(109,503)
126.2	Allowance for doubtful accounts - other	-	(1,016,630)	-	(1,016,630)	-	(1,016,630)
128	Fraud recovery	10,712	-	-	10,712	-	10,712
129	Accrued interest receivable	247,682	4,018,454	-	4,266,136	-	4,266,136
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>18,199,991</b>	<b>8,962,100</b>	<b>2,539,913</b>	<b>29,702,004</b>	<b>(514,164)</b>	<b>30,216,168</b>
131	Investments - unrestricted	-	-	966,636	966,636	-	966,636
132	Investments - restricted	-	7,062,301	-	7,062,301	-	7,062,301
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-
142	Prepaid expenses and other assets	282,820	171,257	184,832	638,909	-	638,909
144	Inter program - due from	-	-	15,219,700	15,219,700	(15,219,700)	-
145	Assets held for sale	4,733,639	-	-	4,733,639	-	4,733,639
150	<b>Total Current Assets</b>	<b>38,602,107</b>	<b>69,447,032</b>	<b>63,842,773</b>	<b>171,891,912</b>	<b>(15,733,864)</b>	<b>156,158,048</b>
161	Land	37,098,870	5,969,173	1,960,165	45,028,208	-	45,028,208
162	Buildings	55,134,076	34,815,806	4,434,533	94,384,415	-	94,384,415
163	Furniture, equipment and machinery - dwellings	2,051,091	880,539	-	2,931,630	-	2,931,630
164	Furniture, equipment and machinery - administration	944,365	481,252	4,441,748	5,867,365	-	5,867,365
165	Leasehold improvements	44,154,632	20,821,982	-	64,976,614	-	64,976,614
166	Accumulated depreciation	(10,134,345)	(9,151,417)	(2,763,550)	(22,049,312)	-	(22,049,312)
167	Construction in progress	143,828	9,986,432	-	10,130,260	-	10,130,260
168	Infrastructure	20,998,436	12,962,507	-	33,960,943	-	33,960,943
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>150,390,953</b>	<b>76,766,274</b>	<b>8,072,896</b>	<b>235,230,123</b>	<b>-</b>	<b>235,230,123</b>
171	Notes, Loans, & mortgages receivable - Non-current	33,592,527	25,344,940	-	58,937,467	-	58,937,467
174	Other assets	157,325,234	4,822,863	-	162,148,097	-	162,148,097
180	<b>Total Non-current Assets</b>	<b>341,308,714</b>	<b>106,934,077</b>	<b>8,072,896</b>	<b>456,315,687</b>	<b>-</b>	<b>456,315,687</b>
190	<b>Total Assets</b>	<b>\$ 379,910,821</b>	<b>\$ 176,381,109</b>	<b>\$ 71,915,669</b>	<b>\$ 628,207,599</b>	<b>\$ (15,733,864)</b>	<b>\$ 612,473,735</b>

**Housing Authority of New Orleans**  
**Financial Data Schedule - Continued**  
**September 30, 2012**

Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
312	Accounts payable <= 90 days	\$ 3,247,870	\$ 2,152,123	\$ 362,512	\$ 5,762,305	\$ -	\$ 5,762,305
321	Accrued wage/payroll taxes payable	6,548	120,824	114,276	241,648	-	241,648
322	Accrued compensated absences - current portion	-	129,459	275,680	405,139	-	405,139
324	Accrued contingency liability	-	-	1,197,740	1,197,740	-	1,197,740
325	Accrued interest payable	-	376,929	-	376,929	-	376,929
331	Accounts payable - HUD PHA Programs	-	160,735	-	160,735	-	160,735
332	Accounts payable - PHA Projects	-	495,280	-	495,280	-	495,280
341	Tenant security deposits	-	46,092	482,674	650,985	-	650,985
342	Deferred revenue	122,219	2,073,804	3,038,754	5,129,410	-	5,129,410
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	945,000	-	945,000	-	945,000
344	Other current liabilities	194,855	1,356,374	137,021	1,688,250	(514,164)	1,174,086
345	Accrued liabilities - other	503,048	3,005,168	-	3,508,216	-	3,508,216
347	Inter. program - due to	10,461,842	4,758,058	-	15,219,700	(15,219,700)	-
310	<b>Total Current Liabilities</b>	<b>14,552,834</b>	<b>15,619,846</b>	<b>5,608,657</b>	<b>35,781,337</b>	<b>(15,733,864)</b>	<b>20,047,473</b>
351	Capital Projects/ Mortgage Revenue Bonds	-	13,620,000	-	13,620,000	-	13,620,000
353	Non-current liabilities - other	-	2,187,890	-	2,187,890	-	2,187,890
354	Accrued compensated absences- Non-current	-	248,930	504,591	753,521	-	753,521
355	Loan liability - Non-current	-	45,443,793	-	45,443,793	-	45,443,793
356	FASB 5 Liabilities	-	-	10,628,697	10,628,697	-	10,628,697
350	<b>Total Non-current liabilities</b>	<b>-</b>	<b>61,500,613</b>	<b>11,133,288</b>	<b>72,633,901</b>	<b>-</b>	<b>72,633,901</b>
300	<b>Total Liabilities</b>	<b>14,552,834</b>	<b>77,120,459</b>	<b>16,741,945</b>	<b>108,415,238</b>	<b>(15,733,864)</b>	<b>92,681,374</b>
508.1	Invested in capital assets, net of related debt	150,390,953	31,322,481	8,072,896	189,786,330	-	189,786,330
511.1	Restricted Net Assets	158,869,756	52,819,559	-	211,689,315	-	211,689,315
512.1	Unrestricted Net Assets	56,097,278	15,118,610	47,100,828	118,316,716	-	118,316,716
513	<b>Total Equity/Net Assets</b>	<b>365,357,987</b>	<b>99,260,650</b>	<b>55,173,724</b>	<b>519,792,361</b>	<b>-</b>	<b>519,792,361</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>\$ 379,910,821</b>	<b>\$ 176,381,109</b>	<b>\$ 71,915,669</b>	<b>\$ 628,207,599</b>	<b>\$ (15,733,864)</b>	<b>\$ 612,473,735</b>

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	Project Totals	Program Totals	Cental Office Cost Center	Subtotal	Elimination	Total
70300	Net tenant rental revenue	\$ 2,911,047	\$ 868,673	-	\$ 3,779,720	\$ -	\$ 3,779,720
70400	Tenant revenue - other	35,231	435,807	-	471,038	-	471,038
70500	<b>Total Tenant Revenue</b>	<b>2,946,278</b>	<b>1,304,480</b>	<b>-</b>	<b>4,250,758</b>	<b>-</b>	<b>4,250,758</b>
70600	HUD PHA operating grants	19,485,554	131,952,966	2,843,749	154,282,269	-	154,282,269
70610	Capital grants	22,942,540	1,110,758	1,100,567	25,153,865	-	25,153,865
70710	Management Fee	-	-	3,116,194	3,116,194	(3,116,194)	-
70720	Asset Management Fee	-	-	117,560	117,560	(117,560)	-
70730	Book-Keeping Fee	-	-	1,280,790	1,280,790	(1,280,790)	-
70700	<b>Total Fee Revenue</b>	<b>-</b>	<b>-</b>	<b>4,514,544</b>	<b>4,514,544</b>	<b>(4,514,544)</b>	<b>-</b>
70800	Other government grants	154,231	3,155,012	-	3,309,243	-	3,309,243
71100	Investment income - unrestricted	-	31,678	187,057	218,735	-	218,735
71500	Other revenue	1,782,609	2,854,487	3,266,582	7,903,678	-	7,903,678
72000	Investment income - restricted	-	216,773	-	216,773	-	216,773
70000	<b>Total Revenue</b>	<b>47,311,212</b>	<b>140,626,154</b>	<b>11,912,499</b>	<b>199,849,865</b>	<b>(4,514,544)</b>	<b>195,335,321</b>
91100	Administrative salaries	720,758	4,131,679	5,466,163	10,318,600	-	10,318,600
91200	Auditing fees	105,923	593,532	-	699,455	-	699,455
91300	Management Fee	1,027,169	2,089,025	-	3,116,194	(3,116,194)	-
91310	Book-Keeping Fee	174,794	1,105,996	-	1,280,790	(1,280,790)	-
91400	Advertising and Marketing	11,263	31,020	52,915	95,198	-	95,198
91500	Employee benefit contributions - administrative	248,152	1,521,516	2,024,286	3,793,954	-	3,793,954
91600	Office Expenses	316,032	791,557	731,869	1,839,458	-	1,839,458
91700	Legal Expense	160,812	41,171	824,153	1,026,136	-	1,026,136
91800	Travel	1,598	500	7,417	9,515	-	9,515
91900	Other	10,017,501	8,279,309	5,034,318	23,331,128	-	23,331,128
91000	<b>Total Operating-Administrative</b>	<b>12,784,002</b>	<b>18,585,305</b>	<b>14,141,121</b>	<b>45,510,428</b>	<b>(4,396,984)</b>	<b>41,113,444</b>
92000	Asset Management Fee	117,560	-	-	117,560	(117,560)	-
92100	Tenant services - salaries	799,568	313,436	56,738	1,169,742	-	1,169,742
92200	Relocation Costs	213,978	4,550	-	218,528	-	218,528
92300	Employee benefit contributions - tenant services	10,194	-	12,304	22,498	-	22,498
92400	Tenant services - other	2,242,874	300,046	6,225	2,549,145	-	2,549,145
92500	<b>Total Tenant Services</b>	<b>3,266,614</b>	<b>618,032</b>	<b>75,267</b>	<b>3,959,913</b>	<b>-</b>	<b>3,959,913</b>
93100	Water	713,868	156,944	-	870,812	-	870,812
93200	Electricity	1,088,127	26,727	-	1,114,854	-	1,114,854
93300	Gas	81,614	-	-	81,614	-	81,614
93800	Other utilities expense	3,211	140,973	-	144,184	-	144,184
93000	<b>Total Utilities</b>	<b>1,886,820</b>	<b>324,644</b>	<b>-</b>	<b>2,211,464</b>	<b>-</b>	<b>2,211,464</b>
94100	Ordinary maintenance and operations - labor	1,005,772	157,142	77,977	1,240,891	-	1,240,891
94200	Ordinary maintenance and operations - materials and other	195,939	24,620	3,835	224,394	-	224,394
94300	Ordinary Maintenance and Operations Contracts	1,227,951	303,477	5,967	1,537,395	-	1,537,395
94500	Employee benefit contribution - ordinary maintenance	82,674	-	5,209	87,883	-	87,883
94000	<b>Total Maintenance</b>	<b>2,512,336</b>	<b>485,239</b>	<b>92,988</b>	<b>3,090,563</b>	<b>-</b>	<b>3,090,563</b>

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
95100	Protective services - labor	277,397	60,623	44,638	382,658	-	382,658
95200	Protective services - other contract costs	598,996	-	-	598,996	-	598,996
95300	Protective services - other	-	-	91,219	91,219	-	91,219
95500	Employee benefit contributions - protective services	32,514	-	2,497	35,011	-	35,011
95000	Total Protective Services	908,907	60,623	138,354	1,107,884	-	1,107,884
96110	Property Insurance	953,944	267,828	84,548	1,306,320	-	1,306,320
96120	Liability Insurance	132,111	35,176	50,342	217,629	-	217,629
96130	Workmen's Compensation	62,070	-	91,873	91,873	-	91,873
96140	All other Insurance	60,529	93	53,041	113,663	-	113,663
96100	Total Insurance Premiums	1,208,654	303,097	217,734	1,729,485	-	1,729,485
96200	Other general expenses	419,042	190,583	143,847	762,472	-	762,472
96210	Compensated absences	-	48,388	85,086	131,474	-	131,474
96300	Payments in lieu of taxes	-	-	-	-	-	-
96400	Bad debt - tenant rents	2,663	-	-	2,663	-	2,663
96500	Bad debt - mortgages	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-
96000	Total Other General Expenses	421,705	245,971	228,933	896,609	-	896,609
96700	Interest Expense and Amortization Costs	1,427,986	865,900	-	2,293,886	-	2,293,886
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	654,855	-	654,855	-	654,855
96730	Amortization of Bond Issue Costs	1,427,986	1,520,755	-	2,948,741	-	2,948,741
96700	Interest expense and Amortization cost	1,427,986	1,520,755	-	2,948,741	-	2,948,741
96900	Total Operating Expenses	24,534,584	22,143,666	14,894,997	61,572,647	(4,514,544)	57,058,103
97000	Excess Revenue Over Operating Expenses	22,776,628	118,482,488	(2,981,898)	138,277,218	-	138,277,218
97300	Housing assistance payments	-	149,988,921	-	149,988,921	-	149,988,921
97400	Depreciation expense	3,335,500	1,469,187	975,750	5,780,417	-	5,780,417
97800	Dwelling units rent expense	-	-	-	-	-	-
90000	Total Expenses	27,870,084	173,601,794	15,870,147	217,341,985	(4,514,544)	212,827,441
10010	Operating transfer in	36,483,525	30,366,920	-	66,850,445	(66,850,445)	-
10020	Operating transfer out	(15,317,106)	(51,671,101)	137,762	(66,850,445)	66,850,445	-
10091	Inter AMP Excess Cash Transfer In	13,553,640	-	-	13,553,640	(13,553,640)	-
10092	Inter AMP Excess Cash Transfer Out	(13,553,640)	-	-	(13,553,640)	13,553,640	-
10100	Total other financing sources (uses)	21,166,419	(21,304,181)	137,762	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 40,607,547	\$ (54,279,781)	\$ (3,819,886)	\$ (17,492,120)	-	\$ (17,492,120)
11020	Required Annual Debt Principal Payments	-	945,000	-	945,000	-	945,000
11030	Beginning Equity	322,660,630	171,833,372	42,770,479	537,264,481	-	537,264,481
11040	Prior period adjustments, equity transfers, and correction of errors	2,069,810	(18,292,941)	16,223,131	-	-	-
11170	Administrative Fee Equity	-	33,399,285	-	33,399,285	-	33,399,285
11180	Housing Assistance Payments	-	16,588,318	-	16,588,318	-	16,588,318
11190	Unit Months Available	27,264	198,231	-	225,495	-	225,495
11210	Unit Months Leased	27,264	198,231	-	225,495	-	225,495

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	Section 8 New Construction 14,182	Mainstream Vouchers 14,879	HOME Investment Partnership Program 14,239	Section 8 Moderate Rehabilitation 14,856	Section 8 Moderate Rehabilitation SRO 14,249	HOPEVI 14,866	ROSS 14,870	Housing Choice Vouchers 14,871	Disaster Voucher Program 14,DVP	FEMA 87,036	Disaster Housing Assistance Grant 87,109
111	Cash-unrestricted	-	49,670	1,824,982	180,312	1,555,401	-	-	34,285,904	-	2,409,532	-
113	Cash-other restricted	-	-	-	-	-	-	-	-	-	-	-
114	Cash-tenant security deposits	-	-	-	-	-	-	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	160,735	-	-	-	-	-	-
100	<b>Total Cash</b>	-	49,670	1,824,982	180,312	1,716,136	-	-	45,803,348	-	2,409,532	-
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	60,143	-	-	-
122	Accounts receivable - HUD other projects	-	-	-	-	-	241,305	-	-	-	-	-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	986,559	-	-	-
126	Accounts receivable - tenants	-	-	106,840	-	-	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	-	(106,840)	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	(1,016,630)	-	-	-
128	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-
120	<b>Total receivables, net of allowance for doubtful accounts</b>	-	-	-	-	-	241,305	-	30,072	-	-	-
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	5,070,872	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-	-	-	-
150	<b>Total Current Assets</b>	-	49,670	1,824,982	180,312	1,716,136	241,305	-	50,904,292	-	2,409,532	-
161	Land	-	-	-	-	-	3,952,081	-	-	-	-	-
162	Buildings	-	-	1,921,892	-	-	437,531	-	11,106	-	-	-
163	Furniture, equipment and machinery - dwellings	-	-	947,556	-	-	-	-	-	-	-	-
164	Furniture, equipment and machinery - administration	-	-	-	-	-	14,865	-	418,251	-	-	-
165	Leasehold improvements	-	-	4,438	-	-	48,890	-	82,900	-	-	-
166	Accumulated depreciation	-	-	(34,728)	-	-	(5,946)	-	(81,129)	-	-	-
167	Construction in progress	-	-	-	-	-	-	-	-	-	305,495	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-
160	<b>Total capital assets, net of accumulated depreciation</b>	-	-	2,839,158	-	-	4,448,421	-	431,128	-	305,495	-
171	Notes, Loans, & mortgage receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	41,212	-	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	-	-	2,880,370	-	-	4,448,421	-	431,128	-	305,495	-
190	<b>Total Assets</b>	-	49,670	4,705,352	180,312	1,716,136	4,689,728	-	51,355,420	-	2,715,027	-

# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	DHAP-like DH/like	KD-HAP	Tenant Protection Vouchers	ARRA	Bond	State and Local	Other Federal - 901	City Fund	Component Units	Total Programs
111	Cash-unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 984,395	\$ 41,290,196
113	Cash-other restricted	-	-	-	-	-	-	-	-	256,994	256,994
114	Cash-tenant security deposits	-	-	-	-	-	-	-	-	26,005	26,005
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	160,733	160,733
100	<b>Total Cash</b>	-	-	-	-	-	-	-	-	1,267,394	53,251,374
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	60,143
122	Accounts receivable - HUD other projects	-	-	-	-	-	-	-	-	-	241,305
125	Account receivable - miscellaneous	-	-	-	-	-	558,395	-	-	4,006,623	5,551,577
128	Accounts receivable - tenants	-	-	-	-	-	-	-	-	107,251	214,091
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-	-	(106,640)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	(1,016,630)
- 129	Accrued interest receivable	-	-	-	-	4,018,454	-	-	-	-	4,018,454
120	<b>Total receivables, net of allowance for doubtful accounts</b>	-	-	-	-	4,018,454	558,395	-	-	4,113,874	8,982,100
131	Investments - unrestricted	-	-	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	1,981,429	-	-	-	7,062,301
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	171,257	171,257
144	Inter program - due from	-	-	-	-	-	-	-	-	-	-
150	<b>Total Current Assets</b>	-	-	-	-	4,018,454	2,549,824	-	-	5,552,925	69,447,032
161	Land	-	-	-	-	-	-	3,000	-	92,200	5,969,173
162	Buildings	-	-	-	-	-	-	29,841	-	33,389,772	34,815,806
163	Furniture, equipment and machinery - dwellings	-	-	-	-	-	-	-	-	880,539	880,539
164	Furniture, equipment and machinery - administration	-	-	-	-	-	-	-	-	48,136	48,136
165	Leasehold improvements	-	-	-	-	-	8,037,840	7,786,295	-	4,860,619	20,821,982
166	Accumulated depreciation	-	-	-	-	-	(703,311)	(362,512)	-	(7,963,791)	(9,151,417)
167	Construction in progress	-	-	-	-	-	-	9,680,937	-	9,886,432	9,886,432
168	Infrastructure	-	-	-	-	-	3,884,874	9,067,833	-	-	12,952,507
180	<b>Total capital assets, net of accumulated depreciation</b>	-	-	-	-	-	11,229,203	26,205,394	-	31,307,475	36,766,274
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-	-	25,344,940	-	-	-	-	25,344,940
174	Other assets	-	-	-	-	-	-	2,411,850	-	2,369,801	4,822,863
180	<b>Total Non-current Assets</b>	-	-	-	-	25,344,940	11,229,203	28,617,244	-	33,677,276	106,934,077
190	<b>Total Assets</b>	-	-	-	-	\$ 28,363,394	\$ 13,779,027	\$ 28,617,244	-	\$ 39,228,801	\$ 176,381,109

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	Section 8 New Construction 14,182	Mainstream Vouchers 14,879	HOME Investment Partnership Program 14,239	Section 8 Moderate Rehabilitation 14,556	Section 8 Moderate Rehabilitation SR0 14,249	HOPE VI 14,866	ROSS 14,870	Housing Choice Vouchers 14,871	Disaster Voucher Program 14,DVP	FEMA 97,036	Disaster Housing Assistance Grant 97,109
312	Accounts payable < 90 days	-	-	-	-	-	89,162	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	120,824	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	129,459	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	160,735	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	495,280	-	-	-
341	Tenant security deposits	-	-	-	-	-	-	-	-	-	-	-
342	Deferred revenue	-	-	779	-	-	-	-	-	-	-	-
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-	353,326	-	-	-
346	Accrued liabilities - other	41,502	-	130,468	-	-	-	-	-	-	-	-
347	Inter program - due to	41,502	-	3,304,891	-	-	152,143	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>41,502</b>	<b>-</b>	<b>3,436,168</b>	<b>-</b>	<b>160,735</b>	<b>241,305</b>	<b>-</b>	<b>1,098,889</b>	<b>-</b>	<b>-</b>	<b>28,387</b>
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	-	-	1,780	-	-	-	-	-	-	-	-
354	Accrued compensated absences- Non-current	-	-	-	-	-	-	-	248,930	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-
350	<b>Total Non-current liabilities</b>	<b>-</b>	<b>-</b>	<b>1,780</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>248,930</b>	<b>-</b>	<b>-</b>	<b>-</b>
300	<b>Total Liabilities</b>	<b>41,502</b>	<b>-</b>	<b>3,437,948</b>	<b>-</b>	<b>160,735</b>	<b>241,305</b>	<b>-</b>	<b>1,347,819</b>	<b>-</b>	<b>-</b>	<b>28,387</b>
508.1	Invested in capital assets, net of related debt	-	-	2,839,158	-	-	4,448,421	-	431,128	-	-	305,495
511.1	Restricted Net Assets	-	-	41,212	-	-	-	-	16,588,316	-	-	-
512.1	Unrestricted Net Assets	(41,502)	49,670	(1,612,966)	180,312	1,555,401	-	-	32,969,157	-	-	2,381,145
513	<b>Total Equity/Net Assets</b>	<b>(41,502)</b>	<b>49,670</b>	<b>1,287,404</b>	<b>180,312</b>	<b>1,555,401</b>	<b>4,448,421</b>	<b>-</b>	<b>49,987,601</b>	<b>-</b>	<b>-</b>	<b>2,686,640</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>-</b>	<b>\$ 49,670</b>	<b>\$ 4,705,352</b>	<b>\$ 180,312</b>	<b>\$ 1,716,136</b>	<b>\$ 4,689,726</b>	<b>\$ -</b>	<b>\$ 51,335,420</b>	<b>\$ -</b>	<b>\$ 2,715,027</b>	<b>\$ -</b>

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	DHP-Ita		DH/JKE		KDHAP		Tenant Protection Vouchers		ARRA	Bond	State and Local	Other Federal -901	City Fund	Component Units	Total Programs	
		\$		\$		\$		\$									\$
312	Accounts payable <= 90 days	-	-	-	-	-	-	-	-	-	-	-	-	1,792,197	-	270,764	\$ 2,152,123
321	Accrued wage/payroll taxes payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,824
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	129,469
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	216,048	-	-	-	-	160,881	376,929
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	160,735
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	495,280
341	Tenant security deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46,092	46,092
342	Deferred revenue	-	-	-	-	-	-	-	-	-	2,073,025	-	-	-	-	-	2,073,004
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-	-	945,000	-	-	-	-	945,000	945,000
345	Other current liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,356,374	1,356,374
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	9,380	-	9,461	-	-	2,474,116	3,005,168
347	Inter program - due to	-	-	-	-	-	-	-	-	-	832,318	-	-	-	-	97,712	4,758,058
310	<b>Total Current Liabilities</b>	-	-	-	-	-	-	-	-	-	1,480,540	2,914,723	1,801,658	-	-	4,405,939	15,619,846
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	-	13,620,000	-	-	-	-	-	13,620,000
353	Non-current liabilities - other	-	-	-	-	-	-	-	-	-	-	-	-	-	2,186,110	-	2,187,890
354	Accrued compensated absences- Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	248,930	248,930
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	45,443,793	-	45,443,793
350	<b>Total Non-current liabilities</b>	-	-	-	-	-	-	-	-	-	13,620,000	-	-	-	47,629,903	-	61,500,613
300	<b>Total Liabilities</b>	-	-	-	-	-	-	-	-	-	15,110,540	2,914,723	1,801,658	-	-	52,035,842	77,120,459
508.1	Invested in capital assets, net of related debt	-	-	-	-	-	-	-	-	-	-	11,229,203	26,205,394	-	(14,136,318)	-	31,322,481
511.1	Restricted Net Assets	-	-	-	-	-	-	-	-	-	29,363,394	-	2,411,850	-	4,414,787	-	52,819,559
512.1	Unrestricted Net Assets	-	-	-	-	-	-	-	-	-	(15,110,540)	(364,899)	(1,801,658)	-	(3,084,510)	-	15,118,610
513	<b>Total Equity/Net Assets</b>	-	-	-	-	-	-	-	-	-	14,252,854	10,864,304	26,815,586	-	(12,806,041)	-	99,260,650
600	<b>Total Liabilities and Equity/Net assets</b>	-	-	-	-	-	-	-	-	-	29,363,394	13,779,027	28,617,244	-	39,229,801	-	176,381,109

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	Section 8 New Construction	Mainstream Vouchers	HOME Investment Partnership Program	Section 8 Moderate Rehabilitation SRO	Section 8 Moderate Rehabilitation	HOPE VI	ROSS	Housing Choice Vouchers	Disaster Voucher Program	FEMA	Disaster Housing Assistance Grant
		14,182	14,879	14,239	14,858	14,249	14,866	14,870	14,871	14,DVP	97,036	97,109
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
70300	Net tenant rental revenue	-	-	-	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	-	-
70500	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-	225,110	-	-	1,173,980	1,206,029	-	129,028,414	-	-	-
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	53,891	77,439
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	31,678	-
71500	Other revenue	-	-	2,186	-	-	-	-	2,294,778	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	213,672	-	-	-
70000	<b>Total Revenue</b>	-	225,110	2,186	-	1,173,980	1,206,029	-	131,536,864	-	85,569	77,439
91100	Administrative salaries	-	-	-	-	-	-	-	4,038,431	-	-	-
91200	Auditing fees	-	-	-	-	-	-	-	537,671	-	-	-
91300	Management Fee	-	-	-	-	-	-	-	1,769,592	-	-	-
91310	Book-keeping Fee	-	-	-	-	-	-	-	1,105,996	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	27,802	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	1,490,220	-	-	2,235
91600	Office Expenses	-	-	-	-	-	-	-	742,092	-	-	-
91700	Legal Expense	-	-	110	-	-	-	-	3,807	-	-	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-
91900	Other	-	-	310,084	-	-	-	-	5,682,917	-	-	257,654
91000	<b>Total Operating-Administrative</b>	-	-	310,194	-	-	-	-	15,398,528	-	-	259,889
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	4,550	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	314	-	-	-	-	619	-	-	-
92500	<b>Total Tenant Services</b>	-	-	4,864	-	-	-	-	619	-	-	-
93100	Water	-	-	2,343	-	-	-	-	-	-	-	-
93200	Electricity	-	-	2,292	-	-	-	-	12,740	-	-	-
93300	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	-	-	4,635	-	-	-	-	12,740	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	-	-	41,975	-	-	-	-	1,180	-	-	-
94000	<b>Total Maintenance</b>	-	-	41,975	-	-	-	-	1,180	-	-	-

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	DHAP-Ike DH/IK	KDHAP	Tenant Protection Vouchers	ARRA	Bond	State and Local	Other Federal - 901	City Fund	Component Units	Total Programs
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 868,673	\$ 868,673
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	435,807	435,807
70500	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-	<b>1,304,480</b>	<b>1,304,480</b>
70600	HUD PHA operating grants	-	-	-	319,433	-	-	-	-	-	131,952,966
70610	Capital grants	-	-	-	1,110,758	-	-	-	-	-	1,110,758
70800	Other government grants	3,023,682	-	-	-	-	-	-	-	-	3,155,012
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	31,678
71500	Other revenue	104	-	-	-	-	-	-	-	557,419	2,854,487
72000	Investment income - restricted	-	-	-	-	-	-	-	-	3,101	216,773
70000	<b>Total Revenue</b>	<b>3,023,786</b>	-	-	<b>1,430,191</b>	-	-	-	-	<b>1,865,000</b>	<b>140,626,154</b>
91100	Administrative salaries	-	-	-	-	-	-	-	-	93,248	4,131,679
91200	Auditing fees	-	-	-	-	-	-	-	-	55,861	593,532
91300	Management Fee	-	-	-	319,433	-	-	-	-	-	2,089,025
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	1,105,996
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	3,218	31,020
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	31,296	1,521,516
91600	Office Expenses	-	-	-	-	-	-	-	-	47,230	791,557
91700	Legal Expense	-	-	-	-	-	-	-	-	37,254	41,171
91800	Travel	-	-	-	-	-	-	-	-	500	500
91900	Other	628,917	-	-	-	8,000	-	-	-	1,391,737	8,279,309
91000	<b>Total Operating-Administrative</b>	<b>628,917</b>	-	-	<b>319,433</b>	<b>8,000</b>	-	-	-	<b>1,660,344</b>	<b>18,585,305</b>
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	313,436	313,436
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	4,550
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	293,093	-	6,020	300,046
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	<b>293,093</b>	-	<b>319,456</b>	<b>618,032</b>
93100	Water	-	-	-	-	-	-	-	-	154,601	156,944
93200	Electricity	-	-	-	-	-	-	-	-	11,695	26,727
93800	Other utilities expense	-	-	-	-	-	-	-	-	140,973	140,973
93000	<b>Total Utilities</b>	-	-	-	-	-	-	-	-	<b>307,269</b>	<b>324,644</b>
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	157,142	157,142
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-	24,620	24,620
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	260,322	303,477
94000	<b>Total Maintenance</b>	-	-	-	-	-	-	-	-	<b>442,084</b>	<b>485,239</b>

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	Section 8 New Construction	Mainstream Vouchers	HOME Investment Partnership Program	Section 8 Moderate Rehabilitation 14.856	Section 8 Moderate Rehabilitation SRO	HOPE VI	ROSS	Housing Choice Vouchers	Disaster Voucher Program	FEMA	Disaster Housing Assistance Grant
		14,182	14,879	14,239	14,249	14,866	14,870	14,871	14,871	14,871	87,036	97,108
85100	Protective services - labor	-	-	-	-	-	-	-	60,623	-	-	-
85200	Protective services - other contract costs	-	-	-	-	-	-	-	60,623	-	-	-
85000	Total Protective Services	-	-	-	-	-	-	-	121,246	-	-	-
98110	Property insurance	-	-	-	-	-	-	-	-	-	-	-
98120	Liability insurance	-	-	-	-	-	-	-	-	-	-	-
98140	All other insurance	-	-	-	-	-	-	93	-	-	-	-
98100	Total Insurance Premiums	-	-	-	-	-	-	93	-	-	-	-
98200	Other general expenses	-	-	19,831	-	-	-	179,752	-	-	-	-
98210	Compensated absences	-	-	-	-	-	-	46,388	-	-	-	-
98600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-
98000	Total Other General Expenses	-	-	19,831	-	-	-	226,140	-	-	-	-
98700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-	-	-
98720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-
98700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-	-	-
98900	Total Operating Expenses	-	-	381,499	-	-	-	15,899,923	-	-	-	259,889
97000	Excess Revenue Over Operating Expenses	-	225,110	(379,313)	-	1,173,860	1,206,029	115,836,941	-	-	85,569	(182,450)
97300	Housing assistance payments	-	175,440	-	329,198	-	-	148,914,094	-	-	-	24,967
97400	Depreciation expense	-	-	34,088	-	-	-	62,966	-	-	-	-
90000	Total Expenses	-	175,440	415,587	329,198	-	-	164,876,973	-	-	-	284,856
10010	Operating transfer in	-	-	721,229	-	-	-	13,735,827	-	-	-	-
10020	Operating transfer out	-	-	(20,000)	-	(1,206,029)	-	(48,495,555)	-	-	(838,759)	-
10100	Total other financing sources (uses)	-	-	701,229	-	(1,206,029)	-	(34,759,728)	-	-	(838,759)	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	\$ 49,670	\$ 287,928	\$ 844,782	\$ -	\$ -	\$ (67,899,837)	\$ -	\$ -	\$ (753,190)	\$ (207,417)
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	(41,502)	-	979,576	180,312	710,619	6,518,231	117,887,438	14,121,166	3,439,830	988	988
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	(2,069,810)	-	(14,121,166)	-	-	-	206,458
11170	Administrative Fee Equity	-	-	-	-	-	-	33,399,285	-	-	-	-
11180	Housing Assistance Payments	-	-	-	-	-	-	16,568,316	-	-	-	-
11190	Unit Months Available	-	273	-	1,072	-	-	195,568	-	-	-	-
11210	Unit Months Leased	-	273	-	1,072	-	-	195,568	-	-	-	-

# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	DHAP-like D/H/like	KD/HAP	Tenant Protection Vouchers	ARRA	Bond	State and Local	Other Federal - 901	City Fund	Component Units	Total Programs
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	60,623
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-
95000	<b>Total Protective Services</b>	-	-	-	-	-	-	-	-	-	60,623
96110	Property insurance	-	-	-	-	-	-	-	-	267,828	267,828
96120	Liability insurance	-	-	-	-	-	-	-	-	35,176	35,176
96140	All other insurance	-	-	-	-	-	-	-	-	-	93
96100	<b>Total Insurance Premiums</b>	-	-	-	-	-	-	-	-	303,004	303,097
96200	Other general expenses	-	-	-	-	-	-	-	-	-	199,583
96210	Compensated absences	-	-	-	-	-	-	-	-	-	46,388
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-
96000	<b>Total Other General Expenses</b>	-	-	-	-	-	-	-	-	-	245,971
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-	865,900
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	654,855	-	-	-	-	654,855
96700	<b>Interest expense and Amortization cost</b>	-	-	-	-	654,855	-	-	-	-	865,900
96900	<b>Total Operating Expenses</b>	628,917	-	-	319,433	662,855	-	293,093	-	3,898,057	22,143,666
97000	<b>Excess Revenue Over Operating Expenses</b>	2,394,869	-	-	1,110,758	(662,855)	-	(293,093)	-	(2,033,057)	118,482,488
97300	Housing assistance payments	545,222	-	-	-	-	-	-	-	-	149,988,921
97400	Depreciation expense	-	-	-	-	200,946	-	181,256	-	989,921	1,469,167
99000	<b>Total Expenses</b>	1,174,139	-	-	319,433	662,855	200,946	474,349	-	4,887,978	178,489,732
10010	Operating transfer in	-	-	-	-	1,581,279	-	14,328,585	-	-	30,366,920
10020	Operating transfer out	-	-	-	(1,110,758)	-	-	-	-	-	(51,671,101)
10100	<b>Total other financing sources (uses)</b>	-	-	-	(1,110,758)	1,581,279	-	14,328,585	-	-	(21,304,181)
10000	<b>Excess (Deficiency) of Revenue Over (Under) Expenses</b>	\$ 1,849,647	\$ -	\$ -	\$ -	\$ 918,424	\$ (200,946)	\$ 13,854,236	\$ -	\$ (3,022,978)	\$ (54,279,781)
11020	Required Annual Debt Principal Payments	-	-	-	-	945,000	-	-	-	-	945,000
11030	Beginning equity	-	458,777	-	-	13,354,430	11,065,250	12,961,350	-	(9,783,063)	171,833,372
11040	Prior period adjustments, equity transfers, and correction of errors	(1,849,647)	(458,777)	-	-	-	-	-	-	-	(18,292,941)
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	33,399,285
11180	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	16,588,316
11190	Unit Months Available	1,218	-	-	-	-	-	-	-	-	198,231
11210	Unit Months Leased	1,218	-	-	-	-	-	-	-	-	198,231

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 1 - LA001001806	AMP 2 - LA001002709	AMP 3 - LA001002802	AMP 4 - LA001003102	AMP 5 - LA001004107	AMP 6 - LA001005106	AMP 7 - LA001005705
111	Cash-unrestricted	\$	\$ 1,605,775	\$ 230,503	\$ 558,122	\$ 393,612	\$ 12,478	\$ 23,224
112	Cash-restricted-modernization and development							
113	Cash-other restricted		1,161,587					
114	Cash-tenant security deposits				50,201			
115	Cash - Restricted for payment of current liability							
100	<b>Total Cash</b>		<b>2,767,362</b>	<b>230,503</b>	<b>608,323</b>	<b>393,612</b>	<b>12,478</b>	<b>23,224</b>
121	Accounts receivable - PHA projects							
122	Accounts receivable - HUD other projects				107,639			
124	Account receivable - other government					70,965		16,294
125	Accounts receivable - miscellaneous		700		8,293	550		121
126	Accounts receivable - tenants				7,706			
126.1	Allowance for doubtful accounts - tenants				(3,268)			
126.2	Allowance for doubtful accounts - other							
127	Notes, Loans, & Mortgages Receivable - Current							
128	Fraud recovery							
128.1	Allowance for doubtful accounts - fraud				10,712			
129	Accrued interest receivable							
120	<b>Total receivables, net of allowance for doubtful accounts</b>		<b>700</b>		<b>131,022</b>	<b>71,515</b>		<b>16,415</b>
131	Investments - unrestricted							
132	Investments - restricted							
135	Investments - Restricted for payment of current liability							
142	Prepaid expenses and other assets				65,870	8,556		
143	Inventories							
143.1	Allowance for obsolete inventories							
144	Inter program - due from							
145	Assets held for sale				4,733,639			
150	<b>Total Current Assets</b>		<b>2,768,062</b>	<b>230,503</b>	<b>5,538,854</b>	<b>473,683</b>	<b>12,478</b>	<b>39,639</b>
161	Land		4,553,846	200,000	5,982,980	1,187,982	3,208,204	
162	Buildings				16,957,562	102,475	162,156	58,383
163	Furniture, equipment and machinery - dwellings				1,495,315			
164	Furniture, equipment and machinery - administration				142,846			
165	Leasehold improvements		11,432,549		17,654		11,630,846	292,955
166	Accumulated depreciation		(665,802)		(3,815,565)		(581,542)	(14,648)
167	Construction in progress							
168	Infrastructure		1,157,288					6,828,660
160	<b>Total capital assets, net of accumulated depreciation</b>		<b>16,477,881</b>	<b>200,000</b>	<b>20,780,792</b>	<b>1,290,457</b>	<b>14,417,664</b>	<b>7,166,350</b>
171	Notes, Loans, & mortgages receivable - Non-current		1,875,833					
172	Notes, Loans, & mortgages receivable - Non-current - past due							
173	Grants receivable - Non-current							
174	Other assets		22,026,079		859,121			7,586,641
176	Investment in joint venture							
180	<b>Total Non-current Assets</b>		<b>22,026,079</b>	<b>200,000</b>	<b>21,639,913</b>	<b>1,290,457</b>	<b>14,417,664</b>	<b>14,752,991</b>
190	<b>Total Assets</b>		<b>\$ 22,026,079</b>	<b>\$ 61,924,192</b>	<b>\$ 430,503</b>	<b>\$ 27,178,767</b>	<b>\$ 1,764,140</b>	<b>\$ 14,430,142</b>
								<b>\$ 14,792,630</b>

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 8 - LA001005804	AMP 9 - LA001007303	AMP 10 - LA001007801	AMP 11 - LA001008707	AMP 12 - LA001008708	AMP 13 - LA001008709	AMP 15 - LA001008808
111	Cash-unrestricted	292,895	1,344,931	401,178	49,567	-	455,270	586,912
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-
113	Cash-other restricted	-	-	-	-	-	-	-
114	Cash-tenant security deposits	-	21,698	-	-	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-
100	<b>Total Cash</b>	<b>292,895</b>	<b>1,366,629</b>	<b>401,178</b>	<b>49,567</b>	<b>-</b>	<b>455,270</b>	<b>586,912</b>
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	-	8,385,104	-	-	-	1,747,453	4,200
124	Account receivable - other government	-	-	-	-	-	-	-
125	Account receivable - miscellaneous	-	380,507	-	700	-	-	-
126	Accounts receivable - tenants	-	17,507	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	1,751	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>-</b>	<b>8,784,869</b>	<b>-</b>	<b>700</b>	<b>-</b>	<b>1,747,453</b>	<b>4,200</b>
131	Investments - unrestricted	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	23,121	-	-	-	-	-
143	Inventories	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-
150	<b>Total Current Assets</b>	<b>292,895</b>	<b>10,174,619</b>	<b>401,178</b>	<b>50,267</b>	<b>-</b>	<b>2,202,723</b>	<b>591,112</b>
161	Land	-	-	-	-	-	-	200,000
162	Buildings	1,983,738	-	3,308,418	4,145,440	-	-	-
163	Furniture, equipment and machinery - dwellings	5,575,683	-	-	-	-	360,432	-
164	Furniture, equipment and machinery - administration	314,020	-	-	-	-	-	-
165	Leasehold improvements	205,867	-	-	-	-	-	-
166	Accumulated depreciation	228,166	-	-	19,386,923	-	-	-
167	Construction in progress	(765,831)	-	-	(969,846)	-	-	-
168	Infrastructure	8,429,360	-	-	950,280	143,828	1,478,848	-
180	<b>Total capital assets, net of accumulated depreciation</b>	<b>-</b>	<b>15,971,003</b>	<b>3,308,418</b>	<b>23,522,797</b>	<b>2,131,008</b>	<b>1,839,280</b>	<b>200,000</b>
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-	-	4,930,147	4,848,458	-
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-
174	Other assets	-	60,732,225	-	14,773,089	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	<b>-</b>	<b>76,703,228</b>	<b>3,308,418</b>	<b>38,295,886</b>	<b>7,061,155</b>	<b>6,687,738</b>	<b>200,000</b>
190	<b>Total Assets</b>	<b>\$ 292,895</b>	<b>\$ 86,877,847</b>	<b>\$ 3,709,596</b>	<b>\$ 38,346,153</b>	<b>\$ 7,061,155</b>	<b>\$ 8,890,461</b>	<b>\$ 791,112</b>

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 16 - LA001014713	AMP 17 - LA001014716	AMP 18 - LA001014809	AMP 18 - LA001015301	AMP 20 - LA001015302	AMP 21 - LA001015401	AMP 22 - LA001015402
111	Cash-unrestricted	\$ 60,466	43,154	-	\$ 1,369,513	\$ 936,691	\$ 43,716	\$ 118,516
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-
113	Cash-other restricted	-	-	-	-	-	-	-
114	Cash-tenant security deposits	-	-	-	28,503	5,056	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-
100	<b>Total Cash</b>	<b>60,466</b>	<b>43,154</b>	<b>-</b>	<b>1,398,016</b>	<b>941,747</b>	<b>43,716</b>	<b>118,516</b>
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	-	-	-	34,056	-	-	6,145,137
124	Account receivable - other government	-	-	-	-	-	-	-
125	Account receivable - miscellaneous	-	-	-	513,270	60,697	1,664	93,470
126	Accounts receivable - tenants	-	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	9,261	-
129	Accrued interest receivable	-	-	-	-	-	-	-
120	<b>Total receivables, net of allowance for doubtful accounts</b>	-	-	-	<b>547,326</b>	<b>60,697</b>	<b>10,945</b>	<b>6,196,607</b>
131	Investments - unrestricted	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	44,341	-	-	14,403
143	Inventories	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-
150	<b>Total Current Assets</b>	<b>60,466</b>	<b>43,154</b>	<b>-</b>	<b>1,989,663</b>	<b>1,002,644</b>	<b>54,661</b>	<b>6,331,526</b>
161	Land	200,000	200,000	-	133,185	5,000	200,000	-
162	Buildings	-	1,653,734	-	8,929,593	386,339	-	2,073,084
163	Furniture, equipment and machinery - dwellings	-	-	-	-	84,371	-	-
164	Furniture, equipment and machinery - administration	-	-	-	38,161	8,490	-	-
165	Leasehold improvements	-	-	-	(799,815)	(60,088)	-	(33,473)
166	Accumulated depreciation	-	-	-	-	-	-	-
167	Construction in progress	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	165,820
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>200,000</b>	<b>1,853,734</b>	<b>-</b>	<b>8,301,124</b>	<b>424,112</b>	<b>200,000</b>	<b>2,205,431</b>
171	Notes, Loans, & mortgages receivable - Non-current	11,390,000	2,400,000	-	-	-	3,188,497	-
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	5,044,348
176	Investment in joint venture	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	<b>11,390,000</b>	<b>4,253,734</b>	<b>-</b>	<b>8,301,124</b>	<b>424,112</b>	<b>3,388,497</b>	<b>7,249,779</b>
190	<b>Total Assets</b>	<b>\$ 11,650,466</b>	<b>\$ 4,296,888</b>	<b>\$ -</b>	<b>\$ 10,290,807</b>	<b>\$ 1,426,756</b>	<b>\$ 3,443,158</b>	<b>\$ 13,581,305</b>

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 23 - LA001016603	AMP 25 - LA001025605	AMP 26 - LA001058701	AMP 27 - LA001062101	AMP 28 - LA001064702	AMP 30 - LA001067807	AMP 31 - LA001071601
111	Cash-unrestricted	\$ 649,854	\$ 3,037,888	\$ 49,740	\$ 581,837	\$ 31,552	\$ 326,670	\$ 9,532
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-
113	Cash-other restricted	-	-	-	-	-	-	-
114	Cash-tenant security deposits	872	-	-	8,601	-	-	-
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-
100	<b>Total Cash</b>	<b>650,726</b>	<b>3,037,888</b>	<b>49,740</b>	<b>590,438</b>	<b>31,552</b>	<b>326,670</b>	<b>9,532</b>
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	-	-	-	251,842	-	-	-
124	Account receivable - other government	-	-	-	-	-	-	-
125	Account receivable - miscellaneous	22,305	-	-	64,480	-	-	8,777
126	Accounts receivable - tenants	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-
128.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	231,963
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>22,305</b>	<b>-</b>	<b>-</b>	<b>316,322</b>	<b>-</b>	<b>-</b>	<b>240,740</b>
131	Investments - unrestricted	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	63,762	-	-	28,774	-	-	1,095
143	Inventories	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-
150	<b>Total Current Assets</b>	<b>736,793</b>	<b>3,037,888</b>	<b>49,740</b>	<b>935,534</b>	<b>31,552</b>	<b>326,670</b>	<b>251,367</b>
161	Land	-	-	200,000	2,609,947	200,000	200,000	200,000
162	Buildings	6,154,487	-	-	3,999,048	-	-	4,846
163	Furniture, equipment and machinery - dwellings	-	6,365	-	-	-	-	106,919
164	Furniture, equipment and machinery - administration	189,359	-	-	297,843	-	-	-
165	Leasehold improvements	-	-	-	-	-	-	105,120
166	Accumulated depreciation	(76,717)	(1,604)	-	(1,132,754)	-	-	(47,738)
167	Construction in progress	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>6,287,129</b>	<b>4,761</b>	<b>200,000</b>	<b>5,774,084</b>	<b>200,000</b>	<b>200,000</b>	<b>369,147</b>
171	Notes, Loans, & mortgages receivable - Non-current	-	-	-	-	-	-	1,750,359
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	2,375,579	-	-
178	Investment in joint venture	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	<b>6,287,129</b>	<b>4,761</b>	<b>200,000</b>	<b>5,774,084</b>	<b>2,575,579</b>	<b>200,000</b>	<b>2,119,506</b>
190	<b>Total Assets</b>	<b>\$ 7,003,922</b>	<b>\$ 3,042,649</b>	<b>\$ 249,740</b>	<b>\$ 6,709,618</b>	<b>\$ 2,607,131</b>	<b>\$ 526,670</b>	<b>\$ 2,370,873</b>

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 32 - LA001072602	AMP 33 - LA001077712	AMP 35 - LA001082703	AMP 36 - LA001099103	AMP 37 - LA001099104	AMP 38 - LA001099105	AMP 39 - LA001999999	Total AMPs
111	Cash-unrestricted	\$ 33,969	\$ 16,464	\$ 10,989	\$ 127,398	\$ 240,592	\$ 425,287	\$ 33,356	\$ 14,101,851
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-
113	Cash-other restricted	-	-	-	-	-	-	-	1,161,587
114	Cash-tenant security deposits	-	-	-	3,078	1,585	2,625	-	122,219
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-
100	<b>Total Cash</b>	<b>33,969</b>	<b>16,464</b>	<b>10,989</b>	<b>130,476</b>	<b>242,177</b>	<b>427,912</b>	<b>33,356</b>	<b>15,385,657</b>
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-
122	Accounts receivable - HUD other projects	18,900	-	-	-	-	-	-	16,781,590
124	Account receivable - other government	-	-	-	-	-	-	-	-
125	Account receivable - miscellaneous	3,704	-	-	5,054	2,089	4,335	-	1,130,676
128	Accounts receivable - tenants	-	-	-	3,006	2,684	1,091	-	31,994
128.1	Allowance for doubtful accounts - tenants	-	-	-	(142)	(172)	(832)	-	(2,463)
128.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	10,712
128.1	Allowance for doubtful accounts - fraud	6,458	-	-	-	-	-	-	247,682
129	Accrued interest receivable	29,062	-	-	7,918	4,601	4,594	-	18,199,991
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,918</b>	<b>4,601</b>	<b>4,594</b>	<b>-</b>	<b>-</b>
131	Investments - unrestricted	-	-	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-	-	-
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	7,349	8,761	16,788	-	282,820
143	Inventories	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-	-	4,733,639
150	<b>Total Current Assets</b>	<b>63,031</b>	<b>16,464</b>	<b>10,989</b>	<b>145,743</b>	<b>255,539</b>	<b>449,294</b>	<b>33,356</b>	<b>38,602,107</b>
161	Land	200,000	-	200,000	2,650,882	2,688,681	1,810,198	632,369	37,098,870
162	Buildings	12,095	-	-	4,163,988	3,715,661	824,510	-	55,134,076
163	Furniture, equipment and machinery - dwellings	40,325	-	-	3,776	-	-	-	2,051,091
164	Furniture, equipment and machinery - administration	-	-	-	878	57,701	3,220	-	944,365
165	Leasehold improvements	1,050,419	-	-	(682,251)	(246,919)	(174,036)	-	44,154,632
166	Accumulated depreciation	(65,716)	-	-	-	-	-	-	(10,134,345)
167	Construction in progress	-	-	-	-	-	-	-	143,828
168	Infrastructure	-	-	-	-	-	-	-	20,998,436
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>1,237,123</b>	<b>-</b>	<b>200,000</b>	<b>6,137,273</b>	<b>6,215,124</b>	<b>2,463,892</b>	<b>632,369</b>	<b>150,390,953</b>
171	Notes, Loans, & mortgages receivable - Non-current	3,409,233	-	-	-	-	-	-	33,592,527
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-
174	Other assets	-	1,702,955	1,222,781	-	-	-	-	157,325,234
176	Investment in joint venture	-	-	-	-	-	-	-	-
180	<b>Total Non-current Assets</b>	<b>4,646,356</b>	<b>1,702,955</b>	<b>1,422,781</b>	<b>6,137,273</b>	<b>6,215,124</b>	<b>2,463,892</b>	<b>632,369</b>	<b>341,308,714</b>
190	<b>Total Assets</b>	<b>\$ 4,709,387</b>	<b>\$ 1,719,419</b>	<b>\$ 1,433,770</b>	<b>\$ 6,283,016</b>	<b>\$ 6,470,663</b>	<b>\$ 2,913,186</b>	<b>\$ 665,725</b>	<b>\$ 379,910,821</b>

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 1 - LA001001806	AMP 2 - LA001002709	AMP 3 - LA001002802	AMP 4 - LA001003102	AMP 5 - LA001004107	AMP 6 - LA001005106	AMP 7 - LA001005705
312	Accounts payable <= 90 days past due	\$ -	\$ -	\$ -	\$ 12,566	\$ 70,965	\$ -	\$ 194,981
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	2,420	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	50,201	-	-	-
342	Deferred revenue	-	-	-	13,516	-	-	-
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	165,724	-	-	-
346	Accrued liabilities - other	-	-	-	289,714	-	-	-
347	Inter program - due to	-	-	-	107,639	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	-	-	-	<b>641,780</b>	<b>70,965</b>	-	<b>194,981</b>
508.1	Invested in capital assets, net of related debt	-	16,477,881	200,000	20,780,792	1,290,457	14,417,664	7,166,350
511.1	Restricted Net Assets	22,026,079	42,299,256	-	859,121	-	-	7,586,641
512.1	Unrestricted Net Assets	-	3,147,055	230,503	4,897,074	402,718	12,478	(155,342)
513	<b>Total Equity/Net Assets</b>	<b>22,026,079</b>	<b>61,924,192</b>	<b>430,503</b>	<b>26,536,987</b>	<b>1,693,175</b>	<b>14,430,142</b>	<b>14,597,649</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>\$ 22,026,079</b>	<b>\$ 61,924,192</b>	<b>\$ 430,503</b>	<b>\$ 27,178,767</b>	<b>\$ 1,764,140</b>	<b>\$ 14,430,142</b>	<b>\$ 14,792,630</b>

# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 8 - LA001005804	AMP 9 - LA001007303	AMP 10 - LA001007801	AMP 11 - LA001008707	AMP 12 - LA001008708	AMP 13 - LA001008709	AMP 15 - LA001008808
312	Accounts payable <= 90 days past due	\$ -	\$ 2,235,460	\$ -	\$ -	\$ -	\$ -	\$ -
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	1,351	-	-	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-
341	Tenant security deposits	-	21,698	-	-	-	-	-
342	Deferred revenue	-	-	-	-	-	-	-
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	120,653	-	-	-	-	-
347	Inter program - due to	-	2,943,279	-	-	-	1,747,453	4,200
348	Loan liability - current	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	-	5,322,441	-	-	-	1,747,453	4,200
508.1	Invested in capital assets, net of related debt	-	15,971,003	3,308,418	23,522,797	2,131,008	1,839,280	200,000
511.1	Restricted Net Assets	-	60,732,225	-	14,773,089	-	-	-
512.1	Unrestricted Net Assets	292,895	4,852,178	401,178	50,267	4,930,147	5,303,728	586,912
513	<b>Total Equity/Net Assets</b>	292,895	81,555,406	3,709,596	38,346,153	7,061,155	7,143,008	786,912
600	<b>Total Liabilities and Equity/Net assets</b>	\$ 292,895	\$ 86,877,847	\$ 3,709,596	\$ 38,346,153	\$ 7,061,155	\$ 8,890,461	\$ 791,112

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 16 - LA001014713	AMP 17 - LA001014716	AMP 18 - LA001014809	AMP 19 - LA001015301	AMP 20 - LA001015302	AMP 21 - LA001015401	AMP 22 - LA001015402
	\$	\$	\$	\$	\$	\$	\$	\$
312	Accounts payable <= 90 days past due	-	-	-	4,486	-	-	599,122
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	1,739	309	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	28,503	5,056	-	-
342	Deferred revenue	-	-	-	-	-	-	-
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-
347	Inter program - due to	-	-	-	29,570	-	-	5,546,015
348	Loan liability - current	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	-	-	-	<b>64,298</b>	<b>5,365</b>	-	<b>6,145,137</b>
508.1	Invested in capital assets, net of related debt	200,000	1,853,734	-	8,301,124	424,112	200,000	2,205,431
511.1	Restricted Net Assets	-	-	-	-	-	9,261	5,044,348
512.1	Unrestricted Net Assets	11,450,466	2,443,154	-	1,925,385	997,279	3,233,897	186,389
513	<b>Total Equity/Net Assets</b>	<b>11,650,466</b>	<b>4,296,888</b>	<b>-</b>	<b>10,226,509</b>	<b>1,421,391</b>	<b>3,443,158</b>	<b>7,436,168</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>\$ 11,650,466</b>	<b>\$ 4,296,888</b>	<b>\$ -</b>	<b>\$ 10,290,807</b>	<b>\$ 1,426,756</b>	<b>\$ 3,443,158</b>	<b>\$ 13,581,305</b>

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 23 - LA001016603	AMP 25 - LA001025905	AMP 26 - LA001058701	AMP 27 - LA001062101	AMP 28 - LA001064702	AMP 30 - LA001067607	AMP 31 - LA001071601
312	Accounts payable <= 90 days past due	\$ -	\$ -	\$ -	\$ 130,090	\$ -	\$ -	\$ -
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	53	-	-	463	-	-	-
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-
341	Tenant security deposits	872	-	-	8,601	-	-	-
342	Deferred revenue	-	-	-	-	-	-	-
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	6,111	-	-	1,149
346	Accrued liabilities - other	-	-	-	92,681	-	-	-
347	Inter program - due to	-	-	-	63,351	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>925</b>	<b>-</b>	<b>-</b>	<b>301,297</b>	<b>-</b>	<b>-</b>	<b>1,149</b>
508.1	Invested in capital assets, net of related debt	6,267,129	4,761	200,000	5,774,084	200,000	200,000	369,147
511.1	Restricted Net Assets	-	-	-	-	2,375,579	-	231,963
512.1	Unrestricted Net Assets	735,868	3,037,888	49,740	634,237	31,552	326,670	1,768,614
513	<b>Total Equity/Net Assets</b>	<b>7,002,997</b>	<b>3,042,649</b>	<b>249,740</b>	<b>6,408,321</b>	<b>2,607,131</b>	<b>526,670</b>	<b>2,369,724</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>\$ 7,003,922</b>	<b>\$ 3,042,649</b>	<b>\$ 249,740</b>	<b>\$ 6,709,618</b>	<b>\$ 2,607,131</b>	<b>\$ 526,670</b>	<b>\$ 2,370,873</b>

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 32 - LA001072602	AMP 33 - LA001077712	AMP 35 - LA001082703	AMP 36 - LA001099103	AMP 37 - LA001099104	AMP 38 - LA001099105	AMP 39 - LA001999999	Total AMPS
312	Accounts payable <= 90 days past due	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,247,670
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	32	64	117	-	6,548
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	3,078	1,585	2,625	-	122,219
342	Deferred revenue	-	-	-	1,291	1,370	675	-	16,852
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-
345	Other current liabilities	3,187	-	-	18,664	-	-	-	194,855
346	Accrued liabilities - other	-	-	-	-	-	-	-	503,048
347	Inter program - due to	18,900	-	-	-	-	1,235	-	10,461,642
348	Loan liability - current	-	-	-	-	-	-	-	-
310	<b>Total Current Liabilities</b>	<b>22,087</b>	<b>-</b>	<b>-</b>	<b>23,085</b>	<b>3,019</b>	<b>4,652</b>	<b>-</b>	<b>14,552,834</b>
508.1	Invested in capital assets, net of related debt	1,237,123	-	200,000	6,137,273	6,215,124	2,463,892	632,369	150,390,953
511.1	Restricted Net Assets	6,458	1,702,955	1,222,781	-	-	-	-	158,869,756
512.1	Unrestricted Net Assets	3,443,719	16,464	10,989	122,658	252,520	444,642	33,356	56,097,278
513	<b>Total Equity/Net Assets</b>	<b>4,687,300</b>	<b>1,719,419</b>	<b>1,433,770</b>	<b>6,259,931</b>	<b>6,467,644</b>	<b>2,908,534</b>	<b>665,725</b>	<b>365,357,987</b>
600	<b>Total Liabilities and Equity/Net assets</b>	<b>\$ 4,709,387</b>	<b>\$ 1,719,419</b>	<b>\$ 1,433,770</b>	<b>\$ 6,283,016</b>	<b>\$ 6,470,663</b>	<b>\$ 2,913,186</b>	<b>\$ 665,725</b>	<b>\$ 379,910,821</b>

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 1 - LA001001806	Operating Fund Program	Capital Fund Program	AMP 2 - LA001002208	Operating Fund Program	Capital Fund Program	AMP 3 - LA001002802	Operating Fund Program	Capital Fund Program	AMP 4 - LA001003102	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	\$	-	-	-	-	-	-	-	-	913,852	913,852	-
70400	Tenant revenue - other	-	-	-	-	-	-	-	-	-	29,887	29,887	-
70500	Total Tenant Revenue	-	-	-	-	-	-	-	-	-	943,739	943,739	-
70600	HUD PHA operating grants	-	-	-	213,172	213,172	-	230,503	230,503	-	3,604,824	3,211,447	393,377
70610	Capital grants	-	-	-	-	-	-	-	-	-	88,054	-	88,054
70800	Other government grants	-	-	-	-	-	-	-	-	-	14,758	14,758	-
71500	Other revenue	-	-	-	(362,507)	(362,507)	-	-	-	-	4,651,375	4,169,944	481,431
70000	Total Revenue	-	-	-	(149,335)	(149,335)	-	230,503	230,503	-	4,651,375	4,169,944	481,431
91100	Administrative salaries	-	-	-	6,287	6,287	-	-	-	-	272,473	272,473	-
91200	Auditing fees	-	-	-	27,957	27,957	-	-	-	-	28,071	28,071	-
91300	Management Fee	-	-	-	17,212	17,212	-	-	-	-	400,243	400,243	-
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	36,630	36,630	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	6,493	6,493	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	142,613	142,613	-
91600	Office Expenses	-	11,100	-	-	-	-	-	-	-	93,064	93,064	-
91700	Legal Expense	-	-	-	-	-	-	-	-	-	17,545	17,545	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	-	-	-	488,380	479,009	9,371	-	-	-	753,266	367,594	385,672
91000	Total Operating-Administrative	-	11,100	-	539,856	550,465	9,371	-	-	-	1,750,398	1,364,726	365,672
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	48,840	48,840	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	176,834	169,129	7,705
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	10,194	10,194	-
92400	Tenant services - other	-	258,219	-	647,877	647,877	-	-	-	-	369,174	369,174	-
92500	Total Tenant Services	-	258,219	-	647,877	647,877	-	-	-	-	556,202	548,497	7,705
93100	Water	-	-	-	-	-	-	-	-	-	102,420	102,420	-
93200	Electricity	-	-	-	-	-	-	-	-	-	396,565	396,565	-
93300	Gas	-	-	-	-	-	-	-	-	-	37,389	37,389	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-	-	-	-	-	536,374	536,374	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	497,119	497,119	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-	-	25,156	25,156	-
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-	-	-	-	-	129,511	129,511	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	77,783	77,783	-
94000	Total Maintenance	-	-	-	-	-	-	-	-	-	729,569	729,569	-

# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 5 - LA001004107	Operating Fund Program	Capital Fund Program	AMP 6 - LA001005106	Operating Fund Program	Capital Fund Program	AMP 7 - LA001005705	Operating Fund Program	Capital Fund Program	AMP 8 - LA001005804	Operating Fund Program	Capital Fund Program
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
70300	Net tenant rental revenue												
70400	Tenant revenue - other												
70500	Total Tenant Revenue												
70600	HUD PHA operating grants	453,106	409,013	44,093	124,784	124,784	-	284,817	232,236	52,581	292,895	292,895	-
70610	Capital grants	21,246	-	21,246	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	474,352	409,013	65,339	124,784	124,784	-	284,817	232,236	52,581	292,895	292,895	-
91100	Administrative salaries	-	-	-	-	-	-	-	-	-	-	-	-
91200	Auditing fees	-	-	-	-	-	-	4,001	4,001	-	-	-	-
91300	Management Fee	-	-	-	-	-	-	7,971	7,971	-	-	-	-
91310	Book-Keeping Fee	-	-	-	-	-	-	4,793	4,793	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-	-	-	-	-
91600	Office Expense	-	-	-	-	-	-	-	-	-	-	-	-
91700	Legal Expense	-	-	-	901	901	-	-	-	-	-	-	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	44,093	-	44,093	351,852	350,591	1,261	417,866	365,285	52,581	-	-	-
91000	Total Operating-Administrative	44,093	-	44,093	352,753	351,492	1,261	434,631	382,050	52,581	-	-	-
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	23,275	23,275	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	194,981	194,981	-	-	-	-
92500	Total Tenant Services	-	-	-	23,275	23,275	-	194,981	194,981	-	-	-	-
93100	Water	-	-	-	-	-	-	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-	-
93000	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-	-	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	2,999	2,999	-	-	-	-	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-
94000	Total Maintenance	2,999	2,999	-	-	-	-	-	-	-	-	-	-

# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 9 - LA001007303 Operating Fund Program	AMP 10 - LA001007801 Operating Fund Program	AMP 11 - LA001008707 Operating Fund Program	AMP 12 - LA001008708 Operating Fund Program	Capital Fund Program	Capital Fund Program	Operating Fund Program	Operating Fund Program
		\$	\$	\$	\$	\$	\$	\$	\$
70300	Net tenant rental revenue	625,660	-	-	-	-	-	-	-
70400	Tenant revenue - other	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	625,660	-	-	-	-	-	-	-
70600	HUD PHA operating grants	2,020,479	1,459,275	561,204	353,554	495,668	495,668	-	-
70910	Capital grants	13,409,685	-	13,409,685	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-
71500	Other revenue	14,798	14,798	-	-	-	-	356,567	356,567
70000	Total Revenue	16,070,622	2,099,733	13,970,869	353,554	495,668	495,668	356,567	356,567
91100	Administrative salaries	-	-	-	-	-	-	-	-
91200	Auditing fees	8,701	8,701	-	-	4,763	4,763	508	508
91300	Management Fee	152,548	152,548	-	-	27,303	27,303	480	480
91310	Book-Keeping Fee	23,692	23,692	-	-	12,945	12,945	1,290	1,290
91400	Advertising and Marketing	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-
91600	Office Expenses	65,327	65,327	474	474	-	-	-	-
91700	Legal Expense	15,566	15,566	-	-	43,013	43,013	-	-
91800	Travel	-	-	-	-	-	-	-	-
91900	Other	1,167,737	608,533	561,204	-	-	-	-	-
91000	Total Operating-Administrative	1,433,571	872,367	561,204	474	474	381,724	469,748	408,175
92000	Asset Management Fee	31,590	-	-	-	-	-	-	-
92100	Tenant services - salaries	477,047	477,047	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	1,400	1,400	2,200	2,200
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-
92400	Tenant services - other	4,869	4,869	-	-	-	-	-	-
92500	Total Tenant Services	481,916	481,916	-	-	1,400	1,400	2,200	2,200
93100	Water	194,351	194,351	-	-	-	-	-	-
93200	Electricity	262,058	262,058	-	-	-	-	-	-
93300	Gas	44,225	44,225	-	-	-	-	-	-
93800	Other utilities expense	2,475	2,475	-	-	-	-	-	-
93000	Total Utilities	503,109	503,109	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	50,271	50,271	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	29,444	29,444	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	38,187	38,187	-	-	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-
94000	Total Maintenance	117,902	117,902	-	-	-	-	-	-

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 13 - LA001008709 Operating Fund Program	Capital Fund Program	AMP 15 - LA001008806 Operating Fund Program	Capital Fund Program	AMP 16 - LA001014713 Operating Fund Program	Capital Fund Program	AMP 17 - LA001014718 Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	-	-	-	-	-	-	-	-
70500	<b>Total Tenant Revenue</b>	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	35,551	35,551	590,989	590,989	443,675	443,675	431,543	431,543
70610	Capital grants	1,398,180	1,398,180	4,200	4,200	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-
71500	Other revenue	455,270	455,270	-	-	-	-	-	-
70000	<b>Total Revenue</b>	1,889,001	1,433,731	595,189	590,989	443,675	443,675	431,543	431,543
91100	Administrative salaries	-	-	-	-	-	-	-	-
91200	Auditing fees	-	-	-	-	3,302	3,302	3,430	3,430
91300	Management Fee	-	-	-	-	-	-	-	-
91310	Book-Keeping Fee	-	-	-	-	5,280	5,280	5,535	5,535
91400	Advertising and Marketing	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-	-	-	-
91600	Office Expenses	-	-	-	-	-	-	-	-
91700	Legal Expense	1,763	1,763	8,360	8,360	-	-	-	-
91800	Travel	-	-	-	-	-	-	-	-
91900	Other	35,551	35,551	-	-	397,575	392,280	418,993	418,993
91000	<b>Total Operating-Administrative</b>	37,314	1,763	8,360	8,360	406,157	400,862	427,958	427,958
92000	Asset Management Fee	-	-	-	-	10,410	10,410	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-	-
92500	<b>Total Tenant Services</b>	-	-	-	-	-	-	-	-
93100	Water	-	-	-	-	-	-	-	-
93200	Electricity	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	-	-	-	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	-	-	4,500	4,500	4,500	4,500	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-
94000	<b>Total Maintenance</b>	-	-	4,500	4,500	4,500	4,500	-	-

# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 18 - LA001014809 Operating Fund Program	Capital Fund Program	AMP 19 - LA001015501 Operating Fund Program	Operating Fund Program	Capital Fund Program	AMP 20 - LA001015302 Operating Fund Program	Operating Fund Program	Capital Fund Program	AMP 21 - LA001015401 Operating Fund Program	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	\$ -	\$ -	\$ 955,715	\$ 955,715	\$ -	\$ 33,731	\$ 33,731	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue - other	-	-	955,715	955,715	-	33,731	33,731	-	-	-	-
70500	<b>Total Tenant Revenue</b>	-	-	955,715	955,715	-	33,731	33,731	-	-	-	-
70600	HUD PHA operating grants	-	-	962,932	734,837	228,095	1,367,920	1,363,955	3,965	306,166	251,300	54,886
70610	Capital grants	3,700	3,700	257,915	-	257,915	-	-	-	658,701	-	658,701
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	-	1,023,305	1,023,305	-	-	-	-	-	-	-
70000	<b>Total Revenue</b>	3,700	3,700	3,193,867	2,713,857	486,010	1,401,651	1,397,686	3,965	964,867	251,300	713,537
91100	Administrative salaries	-	-	294,395	294,395	-	7,044	7,044	-	-	-	-
91200	Auditing fees	-	-	12,194	12,194	-	7,558	7,558	-	2,159	2,159	-
91300	Management Fee	-	-	177,869	177,869	-	100,371	100,371	-	8,901	8,901	-
91310	Book-Keeping Fee	-	-	-	-	-	795	795	-	4,935	4,935	-
91400	Advertising and Marketing	-	-	27,735	27,735	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	99,087	99,087	-	2,371	2,371	-	-	-	-
91600	Office Expenses	11,100	11,100	104,924	104,924	-	2,511	2,511	-	-	-	-
91700	Legal Expense	600	600	50,407	50,407	-	1,195	1,195	-	1,611	1,611	-
91800	Travel	-	-	1,561	1,561	-	37	37	-	-	-	-
91900	Other	509	509	297,333	72,193	225,140	183,545	183,545	-	250,300	195,414	54,886
91000	<b>Total Operating-Administrative</b>	12,209	12,209	1,065,505	840,365	225,140	305,527	305,527	-	267,906	213,020	54,886
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	-	168,227	168,227	-	4,025	4,025	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	4,369	404	3,965	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	219,346	219,346	398,742	398,742	-	9,541	9,541	-	-	-	-
92500	<b>Total Tenant Services</b>	219,346	219,346	566,969	566,969	-	17,935	13,970	3,965	-	-	-
93100	Water	-	-	237,942	237,942	-	5,693	5,693	-	-	-	-
93200	Electricity	542	542	381,084	381,084	-	9,119	9,119	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	542	542	619,026	619,026	-	14,812	14,812	-	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	392,933	392,933	-	9,402	9,402	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	-	-	45,651	45,651	-	1,900	1,900	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	8,328	8,328	274,703	271,748	2,955	3,953	3,953	-	-	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-	1,164	1,164	-	28	28	-	-	-	-
94000	<b>Total Maintenance</b>	8,328	8,328	714,451	711,496	2,955	15,263	15,263	-	-	-	-

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 22 - LA001015402	Operating Fund Program	AMP 23 - LA001016003	Operating Fund Program	Capital Fund Program	AMP 25 - LA001025805	Operating Fund Program	Capital Fund Program	AMP 28 - LA001058701	Operating Fund Program	Capital Fund Program
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
70300	Net tenant rental revenue	24,921	24,921	34,981	34,981							
70400	Tenant revenue - other		24,921		34,981							
70500	<b>Total Tenant Revenue</b>		24,921		34,981							
70600	HUD PHA operating grants	302,254		74,524	74,524	302,254	3,136,922	3,136,922		497,401	497,401	
70610	Capital grants	5,603,494				5,603,494						
70800	Other government grants			154,231	154,231							
71500	Other revenue			62,489	62,489							
70000	<b>Total Revenue</b>	5,930,669	24,921	5,905,748	326,225	5,905,748	3,136,922	3,136,922		497,401	497,401	
91100	Administrative salaries		191		445							
91200	Auditing fees				445						3,874	3,874
91300	Management Fee		120		3,042						16,209	16,209
91310	Book-Keeping Fee				473						6,864	6,864
91400	Advertising and Marketing											
91500	Employee benefit contributions - administrative											
91600	Office Expenses		9,292		319							
91700	Legal Expense											
91800	Travel											
91900	Other	365,868	70,514	296,354	375,870	375,870				525,209	525,209	
91000	<b>Total Operating-Administrative</b>	376,471	80,117	296,354	380,149	380,149				552,156	552,156	
92000	Asset Management Fee				700	700						
92100	Tenant services - salaries											
92200	Relocation Costs	5,900				5,900						
92300	Employee benefit contributions - tenant services											
92400	Tenant services - other			108,742	108,742	108,742	600	600		29,677	29,677	
92500	<b>Total Tenant Services</b>	5,900		108,742	108,742	108,742	600	600		29,677	29,677	
93100	Water	4,668	4,668	2,261	2,261							
93200	Electricity	469	469	2,934	2,934		408	408				
93300	Gas											
93800	Other utilities expense											
93000	<b>Total Utilities</b>	5,137	5,137	5,195	5,195		408	408				
94100	Ordinary maintenance and operations - labor			2,490	2,490							
94200	Ordinary maintenance and operations - materials and other			1,514	1,514							
94300	Ordinary Maintenance and Operations Contracts			49,726	49,726		217,800	217,800				
94500	Employee benefit contribution - ordinary maintenance			190	190							
94000	<b>Total Maintenance</b>			53,920	53,920		217,800	217,800				

# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 27 - LA001052101	Operating Fund Program	AMP 28 - LA001064702	Operating Fund Program	Capital Fund Program	AMP 30 - LA001057807	Operating Fund Program	Capital Fund Program	AMP 31 - LA001071801	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	\$ 139,291	\$ 139,291	-	-	-	-	-	-	-	-	-
70400	Tenant revenue - other	500	500	-	-	-	-	-	-	-	-	-
70500	<b>Total Tenant Revenue</b>	<b>139,791</b>	<b>139,791</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
70600	HUD PHA operating grants	454,757	277,297	266,898	266,898	177,460	325,824	325,824	-	97,107	95,321	1,786
70610	Capital grants	367,534	-	-	-	367,534	-	-	-	51,542	-	51,542
70600	Other government grants	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	217,929	217,929	-	-	-	-	-	-	-	-	-
70000	<b>Total Revenue</b>	<b>1,180,011</b>	<b>635,017</b>	<b>266,898</b>	<b>266,898</b>	<b>544,994</b>	<b>325,824</b>	<b>325,824</b>	<b>-</b>	<b>148,649</b>	<b>95,321</b>	<b>53,328</b>
91100	Administrative salaries	56,285	56,285	-	-	-	-	-	-	-	-	-
91200	Auditing fees	11,421	11,421	1,524	1,524	-	-	-	-	254	254	-
91300	Management Fee	43,999	43,999	6,378	6,378	-	-	-	-	4,056	4,056	-
91310	Book-Keeping Fee	6,864	6,864	3,593	3,593	-	-	-	-	630	630	-
91400	Advertising and Marketing	4,770	4,770	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	321	321	-	-	-	-	-	-	83	83	-
91600	Office Expenses	27,291	27,291	-	-	-	-	-	-	-	-	-
91700	Legal Expense	240	240	-	-	-	-	-	-	-	-	-
91800	Travel	-	-	-	-	-	-	-	-	-	-	-
91900	Other	341,784	164,324	237,491	237,491	177,460	-	-	-	832,310	830,524	1,786
91000	<b>Total Operating-Administrative</b>	<b>492,975</b>	<b>315,515</b>	<b>248,986</b>	<b>248,986</b>	<b>177,460</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>837,333</b>	<b>835,547</b>	<b>1,786</b>
92000	Asset Management Fee	-	-	4,800	4,800	-	-	-	-	-	-	-
92100	Tenant services - salaries	150,269	150,269	-	-	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-
92500	<b>Total Tenant Services</b>	<b>150,269</b>	<b>150,269</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
93100	Water	51,117	51,117	-	-	-	-	-	-	738	738	-
93200	Electricity	28,348	28,348	-	-	-	-	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	-	-	-	-	-
93500	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	<b>79,465</b>	<b>79,465</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>738</b>	<b>738</b>	<b>-</b>
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	68,470	68,470	-	-	-	-	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	164,677	164,677	-	-	-	-	-	-	27,078	27,078	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-
94000	<b>Total Maintenance</b>	<b>233,147</b>	<b>233,147</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,078</b>	<b>27,078</b>	<b>-</b>

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 32 - LA001072602 Operating Fund Program	AMP 33 - LA001077112 Operating Fund Program	AMP 35 - LA001082703 Operating Fund Program	AMP 36 - LA001059103 Operating Fund Program	Capital Fund Program	Capital Fund Program	Capital Fund Program
70300	Net tenant rental revenue	-	-	-	-	-	-	-
70400	Tenant revenue - other	-	-	-	-	-	-	-
70500	<b>Total Tenant Revenue</b>	<b>1,001,934</b>	<b>1,001,934</b>	<b>-</b>	<b>47,638</b>	<b>47,638</b>	<b>25</b>	<b>25</b>
70600	HUD PHA operating grants	377,057	164,645	95,321	207,844	181,976	25,868	25,868
70610	Capital grants	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-
71500	Other revenue	-	-	-	-	-	-	-
70000	<b>Total Revenue</b>	<b>1,378,991</b>	<b>1,039,302</b>	<b>95,321</b>	<b>255,507</b>	<b>229,639</b>	<b>25,868</b>	<b>25,868</b>
91100	Administrative salaries	-	-	-	29,506	29,506	-	-
91200	Auditing fees	1,969	1,842	762	889	889	-	-
91300	Management Fee	-	7,971	3,054	13,317	13,317	-	-
91310	Book-Keeping Fee	3,330	4,170	1,719	2,124	2,124	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	3,724	3,724	-	-
91600	Office Expenses	-	-	-	78	78	-	-
91700	Legal Expense	-	-	-	-	-	-	-
91800	Travel	-	-	-	-	-	-	-
91900	Other	573,075	238,040	84,787	437,760	411,832	25,868	25,868
91000	<b>Total Operating-Administrative</b>	<b>578,374</b>	<b>252,023</b>	<b>90,322</b>	<b>487,398</b>	<b>461,530</b>	<b>25,868</b>	<b>25,868</b>
92000	Asset Management Fee	4,690	5,730	2,300	2,900	2,900	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	997	997	-	-
92500	<b>Total Tenant Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>997</b>	<b>997</b>	<b>-</b>	<b>-</b>
93100	Water	-	-	-	65,244	65,244	-	-
93200	Electricity	-	-	-	3,927	3,927	-	-
93300	Gas	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-
93000	<b>Total Utilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>69,171</b>	<b>69,171</b>	<b>-</b>	<b>-</b>
94100	Ordinary maintenance and operations - labor	-	-	-	1,418	1,418	-	-
94200	Ordinary maintenance and operations - materials and other	-	-	-	12,103	12,103	-	-
94300	Ordinary Maintenance and Operations Contracts	80,879	-	-	125,742	125,742	-	-
94500	Employee benefit contribution - ordinary maintenance	-	-	-	108	108	-	-
94000	<b>Total Maintenance</b>	<b>80,879</b>	<b>-</b>	<b>-</b>	<b>139,371</b>	<b>139,371</b>	<b>-</b>	<b>-</b>

**Housing Authority of New Orleans  
Financial Data Schedule - Continued**

**September 30, 2012**

Line Item No.	Description	AMP 37 - LA001099104	Operating Fund Program	AMP 38 - LA001099105	Operating Fund Program	Capital Fund Program	AMP 39 - LA001999999	Operating Fund Program	Capital Fund Program	Total AMFS
70300	Net tenant rental revenue	\$ 107,712	\$ 107,712	\$ 27,546	\$ 27,546	\$ -	\$ -	\$ -	\$ -	\$ 2,911,047
70400	Tenant revenue - other	195	195	4,624	4,624	-	-	-	-	35,231
70500	<b>Total Tenant Revenue</b>	<b>107,907</b>	<b>107,907</b>	<b>32,170</b>	<b>32,170</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,946,278</b>
70600	HUD PHA operating grants	616,082	481,804	656,320	554,594	101,726	-	-	-	19,485,554
70610	Capital grants	-	-	-	-	-	76,355	-	76,355	22,942,540
70800	Other government grants	-	-	-	-	-	-	-	-	154,231
71500	Other revenue	-	-	-	-	-	-	-	-	1,782,609
70000	<b>Total Revenue</b>	<b>723,989</b>	<b>589,711</b>	<b>688,490</b>	<b>586,764</b>	<b>101,726</b>	<b>76,355</b>	<b>-</b>	<b>76,355</b>	<b>47,311,212</b>
91100	Administrative salaries	61,055	61,055	-	-	-	-	-	-	720,758
91200	Auditing fees	1,270	1,270	508	508	-	-	-	-	105,923
91300	Management Fee	17,968	17,968	7,532	7,532	-	-	-	-	1,027,169
91310	Book-Keeping Fee	2,865	2,865	1,200	1,200	-	-	-	-	174,794
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	11,263
91500	Employee benefit contributions - administrative	36	36	-	-	-	-	-	-	248,152
91600	Office Expenses	80	80	-	-	-	10,000	-	-	316,032
91700	Legal Expense	-	-	-	-	-	-	-	-	160,812
91800	Travel	-	-	-	-	-	-	-	-	1,598
91900	Other	-	-	-	-	-	-	-	-	10,017,501
91000	<b>Total Operating-Administrative</b>	<b>210,893</b>	<b>76,615</b>	<b>196,515</b>	<b>94,789</b>	<b>101,726</b>	<b>10,000</b>	<b>10,000</b>	<b>-</b>	<b>12,784,002</b>
		294,167	159,889	205,755	104,029	101,726	10,000	10,000	-	-
92000	Asset Management Fee	4,000	4,000	1,600	1,600	-	-	-	-	117,560
92100	Tenant services - salaries	-	-	-	-	-	-	-	-	798,568
92200	Relocation Costs	-	-	-	-	-	-	-	-	213,978
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	10,194
92400	Tenant services - other	109	109	-	-	-	-	-	-	2,242,874
92500	<b>Total Tenant Services</b>	<b>109</b>	<b>109</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,266,614</b>
93100	Water	34,158	34,158	16,014	16,014	-	-	-	-	713,868
93200	Electricity	1,482	1,482	453	453	-	-	-	-	1,088,127
93300	Gas	-	-	-	-	-	-	-	-	81,614
93600	Other utilities expense	736	736	-	-	-	-	-	-	3,211
93000	<b>Total Utilities</b>	<b>36,376</b>	<b>36,376</b>	<b>16,467</b>	<b>16,467</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,886,820</b>
94100	Ordinary maintenance and operations - labor	52,139	52,139	-	-	-	-	-	-	1,005,772
94200	Ordinary maintenance and operations - materials and other	11,394	11,394	307	307	-	-	-	-	195,939
94300	Ordinary Maintenance and Operations Contracts	91,116	91,116	8,122	8,122	-	630	-	-	1,227,951
94500	Employee benefit contribution - ordinary maintenance	3,401	3,401	-	-	-	-	-	-	82,674
94000	<b>Total Maintenance</b>	<b>158,050</b>	<b>158,050</b>	<b>8,429</b>	<b>8,429</b>	<b>-</b>	<b>630</b>	<b>630</b>	<b>-</b>	<b>2,512,336</b>

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 1 - LA001001809	Operating Fund Program	Capital Fund Program	AMP 2 - LA001002798	Operating Fund Program	Capital Fund Program	AMP 3 - LA001002602	Operating Fund Program	Capital Fund Program	AMP 4 - LA001001102	Operating Fund Program	Capital Fund Program
65100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-
65200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-
65300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-
65500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-
65000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-
66110	Property insurance	-	-	-	-	-	-	-	-	-	-	-	-
66120	Liability insurance	-	-	-	-	-	-	-	-	-	-	-	-
66130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	-	-	-
66140	All other insurance	-	-	-	-	-	-	-	-	-	-	-	-
66100	Total Insurance Premiums	-	-	-	-	-	-	-	-	-	-	-	-
66200	Other general expenses	-	-	-	-	-	-	-	-	-	-	-	-
66210	Compensated absences	-	-	-	-	-	-	-	-	-	-	-	-
66300	Penalties in lieu of taxes	-	-	-	-	-	-	-	-	-	-	-	-
66400	Rent - in lieu of taxes	-	-	-	-	-	-	-	-	-	-	-	-
66500	Rent - in lieu of taxes	-	-	-	-	-	-	-	-	-	-	-	-
66600	Bad debt - tenants	-	-	-	-	-	-	-	-	-	-	-	-
66700	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-
66800	Special charges	-	-	-	-	-	-	-	-	-	-	-	-
66000	Total Other General Expenses	-	-	-	-	-	-	-	-	-	-	-	-
66700	Interest expense and Amortization Cost	688,315	-	-	-	-	-	-	-	-	-	-	-
66710	Interest on Mortgages (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-
66720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-
66730	Amortization of Bond Issue Cost	-	-	-	-	-	-	-	-	-	-	-	-
66700	Total Interest expense and Amortization cost	688,315	-	-	-	-	-	-	-	-	-	-	-
66800	Total Operating Expenses	957,634	957,634	1,178,342	9,371	(1,327,677)	9,371	230,503	230,503	-	4,094,792	3,701,415	393,377
67000	Excess (Deficiency) of Revenue Over (Under) Operating Expenses	(857,634)	(857,634)	(1,327,677)	(9,371)	(9,371)	(9,371)	230,503	230,503	-	556,583	4,688,529	68,054
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	332,901	-	332,901	-	-	-	-	937,134	937,134	-
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
97600	Dwelling units net expense	-	-	-	-	-	-	-	-	-	-	-	-
90000	Total Expenses	957,634	957,634	1,520,614	1,511,243	9,371	-	-	-	-	5,031,926	4,638,549	393,377
10010	Operating transfer in	22,829	22,829	-	-	1,016,431	-	-	-	-	494,389	494,389	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-
10091	Intra AMP Excess Cash Transfer In	246,480	246,480	-	-	-	-	-	-	-	4,712,354	4,712,354	-
10092	Intra AMP Excess Cash Transfer Out	-	-	-	-	-	-	(343,997)	(343,997)	-	-	-	-
10100	Total other financing sources (uses)	269,319	269,319	-	-	1,016,431	-	(343,997)	(343,997)	-	5,206,742	5,206,742	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	(688,315)	(688,315)	(644,147)	(9,371)	(644,147)	(9,371)	(113,494)	(113,494)	-	4,826,191	4,738,137	88,054
11030	Beginning equity	22,714,384	22,714,384	62,577,710	62,577,710	62,577,710	9,371	543,997	543,997	-	21,710,796	21,710,796	-
11040	Prior period adjustments, equity transfers, and correction of errors	-	-	-	-	(9,371)	-	-	-	-	-	88,054	(88,054)
11190	Units Months Available	-	-	2,295	2,295	2,295	-	-	-	-	4,692	4,692	-
11210	Units Months Leased	-	-	2,295	2,295	2,295	-	-	-	-	4,692	4,692	-





# Housing Authority of New Orleans

## Financial Data Schedule - Continued

### September 30, 2012

Line Item No.	Description	AMP 13 - LA001008789	Operating Fund Program	Capital Fund Program	AMP 15 - LA001008008	Operating Fund Program	Capital Fund Program	AMP 16 - LA001014713	Operating Fund Program	Capital Fund Program	AMP 17 - LA001014716	Operating Fund Program	Capital Fund Program
95100	Protective services - labor		-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs		-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other		-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services		-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services		-	-	-	-	-	-	-	-	-	-	-
98110	Property insurance		-	-	-	-	-	-	-	-	-	-	-
98120	Liability insurance		-	-	-	-	-	-	-	-	-	-	-
98130	Workmen's Compensation		-	-	-	-	-	-	-	-	-	-	-
98140	All other insurance		-	-	-	-	-	-	-	-	-	-	-
98100	Total Insurance Premiums		-	-	-	-	-	-	-	-	-	-	-
99200	Other general expenses		-	-	-	-	-	-	-	-	-	-	-
99210	Compensated absences		-	-	-	-	-	-	-	-	-	-	-
99100	Payments in lieu of taxes		-	-	-	-	-	-	-	-	-	-	-
99400	Bad debt - tenant rents		-	-	-	-	-	-	-	-	-	-	-
99500	Bad debt - mortgages		-	-	-	-	-	-	-	-	-	-	-
99600	Bad debt - other		-	-	-	-	-	-	-	-	-	-	-
99800	Severance expense		-	-	-	-	-	-	-	-	-	-	-
99000	Total Other General Expenses		-	-	-	-	-	-	-	-	-	-	-
99700	Interest expense and Amortization Cost		-	-	-	-	-	-	-	-	-	-	-
99710	Interest of Mortgage (or Bonds) Payable		-	-	-	-	-	-	-	-	-	-	-
99720	Interest on Notes Payable (Short and Long Term)		-	-	-	-	-	-	-	-	-	-	-
99730	Amortization of Bond Issue Costs		-	-	-	-	-	-	-	-	-	-	-
99700	Interest expense and Amortization cost		-	-	-	-	-	-	-	-	-	-	-
99900	Total Operating Expenses	37,314	1,783	35,551	8,360	8,360	4,200	421,067	415,772	5,295	427,958	427,958	-
97000	Excess (Deficiency) of Revenue Over (Under) Operating Expenses	1,651,667	453,507	1,398,160	598,629	582,629	4,200	22,808	27,903	(5,295)	3,585	3,585	-
97100	Extraordinary maintenance		-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized		-	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments		-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense		-	-	-	-	-	-	-	-	-	-	-
97500	Fraud losses		-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling unit rent expense		-	-	-	-	-	-	-	-	-	-	-
99000	Total Expenses	37,314	1,783	35,551	8,360	8,360	4,200	421,067	415,772	5,295	427,958	427,958	-
10010	Operating transfer in		-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfer out		-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In		3,768,027	-	(965,578)	(965,578)	-	(182,000)	(182,000)	-	26,258	26,258	-
10092	Inter AMP Excess Cash Transfer Out		-	-	(965,578)	(965,578)	-	(182,000)	(182,000)	-	-	-	-
10100	Total other financing sources (uses)		3,768,027	-	(965,578)	(965,578)	-	(182,000)	(182,000)	-	26,258	26,258	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 5,819,714	\$ 4,221,554	\$ 1,398,160	\$ (378,749)	\$ (382,949)	\$ 4,200	\$ (198,892)	\$ (154,097)	\$ (5,295)	\$ 29,843	\$ 29,843	\$ -
11030	Beginning equity		1,523,294	-	1,165,661	1,165,661	-	11,809,858	11,809,858	-	4,267,045	4,267,045	-
11040	Prior period adjustments, equity transfers, and correction of errors		-	1,398,180	-	4,200	(4,200)	-	(5,295)	5,295	-	-	-
11190	Liab Miaba Available		-	-	-	-	-	1,198	1,198	-	1,258	1,258	-
11210	Liab Miaba Leased		-	-	-	-	-	1,198	1,198	-	1,258	1,258	-



# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 22 - LA001015402	Operating Fund Program	Capital Fund Program	AMP 23 - LA001019500	Operating Fund Program	Capital Fund Program	AMP 25 - LA001025805	Operating Fund Program	Capital Fund Program	AMP 28 - LA001038101	Operating Fund Program	Capital Fund Program
95100	Protective services - labor				5,049								
95200	Protective services - other contract costs												
95300	Protective services - other	8,210	8,210		149,069	149,069							
95500	Employee benefit contributions - protective services												
95500*	Total Protective Services	8,210	8,210		154,118	154,118							
96110	Property insurance	41,229	41,229		85,270	85,270							
96120	Liability insurance												
96130	Workmen's Compensation												
96140	All other insurance												
96100	Total Insurance Premiums	41,229	41,229		85,270	85,270							
96200	Other general expenses	4,000	4,000		600	600		6,174	6,174				
96210	Compensated absences												
96300	Payments in lieu of taxes												
96400	Bad debt - tenant rents												
96500	Bad debt - mortgages												
96600	Bad debt - other												
96800	No service expense												
96900	Total Other General Expenses	4,000	4,000		600	600		6,174	6,174				
96700	Interest expense and Amortization Cost												
96710	Interest on Mortgage (or Bonds) Payable												
96720	Interest on Notes Payable (Short and Long Term)												
96730	Amortization of Bond Issue Costs												
96700	Interest expense and Amortization cost												
96900	Total Operating Expenses	440,947	138,653	302,254	748,654	748,654		224,982	224,982		581,833	581,833	
97000	Excess (Deficiency) of Revenue Over (Under) Operating Expenses	5,489,772	(113,772)	5,603,494	(462,458)	(462,458)		2,911,940	2,911,940		(84,432)	(84,432)	
97100	Extraordinary maintenance												
97200	Casualty losses- Non-capitalized												
97300	Financing assistance payments												
97400	Depreciation expense	33,473	33,473		38,369	38,369		1,273	1,273				
97500	Fraud losses												
97800	Dwelling units rent expense												
98000	Total Expenses	474,420	172,166	302,254	827,083	827,083		226,255	226,255		581,833	581,833	
10010	Operating transfer in												
10020	Operating transfer out												
10091	Inter-AMP Excess Cash Transfer In										119,493	119,493	
10092	Inter-AMP Excess Cash Transfer Out												
10100	Total other financing sources (uses)							(127,471)	(127,471)		119,493	119,493	
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 5,459,249	(147,245)	\$ 5,603,494	(1,358,104)	(1,358,104)		\$ 2,783,196	\$ 2,783,196		\$ 35,061	\$ 35,061	
11030	Beginning equity	1,978,919	1,979,919		6,291,291	6,291,291		239,453	239,453		214,679	214,679	
11040	Prior period adjustments, equity transfers, and correction of errors												
11190	Unit Months Available	80	80		152	152					1,410	1,410	
11210	Unit Months Leased	80	80		152	152					1,410	1,410	

# Housing Authority of New Orleans

## Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 27 - LA001092101 Operating Fund Program	Capital Fund Program	AMP 28 - LA001094702 Operating Fund Program	Capital Fund Program	AMP 30 - LA001091807 Operating Fund Program	Capital Fund Program	AMP 31 - LA001071801 Operating Fund Program	Capital Fund Program
95100	Protective services - labor							894	
95200	Protective services - other contract costs	75,425						44,890	44,898
95300	Protective services - other								
95500	Employee benefit contributions - protective services								
95900	Total Protective Services	75,425						45,782	45,792
98110	Property insurance								
98120	Liability insurance	78,415							
98130	Workman's Compensation								
98140	All other insurance								
98100	Total Insurance Premiums	78,415							
98200	Other general expenses							2,112	2,112
98210	Compensated absence								
98300	Payments in lieu of taxes								
98400	Bad debt - tenant rent								
98500	Bad debt - management								
98600	Bad debt - other								
98800	Service expense								
98900	Total Other General Expenses							2,112	2,112
98700	Interest expense and Amortization Cost			69,870	69,870				
98710	Increment of Mortgage (or Bonds) Payable								
98720	Increase on Notes Payable (Short and Long Term)								
98730	Amortization of Bond Issue Costs								
98700	Total Interest expense and Amortization cost			69,870	69,870				
98900	Total Operating Expenses	1,107,698	930,238	177,460	323,658	323,824	813,053	911,267	1,786
97000	Excess (Deficiency) of Revenue Over (Under) Operating Expenses	72,315	(299,219)	367,534	(56,758)	(325,824)	(784,404)	(815,846)	51,542
97100	Expenditures maintenance								
97200	Caution loans- Non-capitalized								
97300	Leasing assistance payments								
97400	Depreciation expense	171,319	171,319				24,000		24,000
97500	Fuel costs								
97800	Levelling unit cost expense								
98000	Total Expenses	1,279,015	1,101,555	177,460	323,658	323,824	937,083	935,297	1,786
10010	Operating transfer in								
10020	Operating transfer out								
10091	Intra AMP Excess Cash Transfer In	1,025,375	1,025,375				61,305		61,305
10092	Intra AMP Excess Cash Transfer Out			(876)	(876)	(238,800)			(238,800)
10100	Total other financing sources (uses)	1,025,375	1,025,375	(876)	(876)	(238,800)	61,305		61,305
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 928,371	\$ 558,937	\$ 367,534	\$ (57,434)	\$ (57,434)	\$ 89,024	\$ (727,128)	\$ (718,871)
11030	Beginning equity	5,481,960	5,481,960	2,884,595	2,884,595	437,846	3,086,853	3,086,853	
11040	Prior period adjustments - equity transfers, and correction of errors		367,534						51,542
11199	Unit Month Available	1,869	1,869	539	539			84	84
11210	Unit Month Leased	1,869	1,869	539	539			84	84

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 32 - LA00107802 Operating Fund Program	Capital Fund Program	AMP 33 - LA00107712 Operating Fund Program	Capital Fund Program	AMP 35 - LA00102703 Operating Fund Program	Capital Fund Program	AMP 36 - LA00103010 Operating Fund Program	Capital Fund Program
95100	Protective services - labor	4,602	-	-	-	-	-	-	-
95200	Protective services - other contract costs	77,886	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-
95000	Total Protective Services	82,290	-	-	-	-	-	-	-
96110	Property Insurance	-	-	-	-	-	-	19,516	19,516
96120	Liability Insurance	-	-	-	-	-	-	-	-
96130	Workmen's Compensation	-	-	-	-	-	-	-	-
96140	All other Insurance	-	-	-	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-	-	19,516	19,516
96200	Other general expenses	8,500	-	-	-	-	-	-	-
96210	Compensated Absence	-	-	-	-	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-
96400	Bad debt - tenants	-	-	-	-	-	-	142	142
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-
96800	Service expense	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	8,500	-	-	-	-	-	142	142
96700	Interest expense and Amortization Cost	-	-	47,304	-	35,964	-	-	-
96710	Interest of Mortgage (on Ready Purchase	-	-	-	-	-	-	-	-
96720	Interest on New Public (Short and Long Term)	-	-	-	-	-	-	-	-
96730	Interest on Bond (for Capital Construction)	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	-	-	47,304	-	35,964	-	-	-
96900	Total Operating Expenses	754,733	717,865	305,057	305,057	128,586	128,586	720,824	694,956
97000	Excess (Deficiency) of Revenue Over (Under) Operating Expenses	824,258	(377,676)	(140,412)	(140,412)	(33,265)	(33,265)	(465,317)	(465,317)
97100	Expenditures	-	-	-	-	-	-	-	-
97200	Contingency administration	-	-	-	-	-	-	-	-
97300	Health Insurance - Non-capitalized	-	-	-	-	-	-	-	-
97400	Health Insurance - Capitalized	-	-	-	-	-	-	-	-
97500	Depreciation expense	33,506	33,506	-	-	-	-	152,349	152,349
97600	Fuel expense	-	-	-	-	-	-	-	-
97800	Devolving anti-crime expense	-	-	-	-	-	-	-	-
98000	Total Expenses	788,239	750,871	305,057	305,057	128,586	128,586	873,173	847,305
10010	Operating transfer in	-	-	-	-	-	-	137,037	137,037
10020	Operating transfer out	(922,578)	-	-	-	-	-	-	-
10031	Inter AMP Excess Cash Transfer In	182,462	(922,578)	-	-	-	-	473,213	473,213
10032	Inter AMP Excess Cash Transfer Out	-	-	(42,538)	(42,538)	(1,418)	(1,418)	-	-
10100	Total other financing sources (uses)	(740,116)	182,462	(42,538)	(42,538)	(1,418)	(1,418)	610,250	610,250
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ (145,364)	\$ (228,720)	\$ (182,950)	\$ (182,950)	\$ (34,683)	\$ (34,683)	\$ (7,416)	\$ (7,416)
11000	Beginning equity	4,836,654	4,836,654	1,902,389	1,902,389	1,468,453	1,468,453	6,287,347	6,287,347
11040	Prior period adjustments, equity transfers, and correction of errors	-	78,356	-	-	-	-	-	-
11100	Unit Months Available	720	720	660	660	269	269	332	332
11210	Unit Months Leased	720	720	860	860	269	269	332	332

# Housing Authority of New Orleans Financial Data Schedule - Continued

September 30, 2012

Line Item No.	Description	AMP 37 - LA001095104 Program	Operating Fund Program	Capital Fund Program	AMP 38 - LA001095105 Program	Operating Fund Program	Capital Fund Program	AMP 39 - LA001095888 Program	Operating Fund Program	Capital Fund Program	Total AMFRS
96100	Protective services - labor	5,326	-	-	-	-	-	-	-	-	5,326
96200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-
96300	Protective services - other	-	-	-	-	-	-	-	-	-	-
96500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-
96600	Total Protective Services	5,326	-	-	-	-	-	-	-	-	5,326
96110	Property insurance	23,270	23,270	-	27,588	27,588	-	-	-	-	953,844
96120	Liability insurance	-	-	-	-	-	-	-	-	-	132,111
96130	Workmen's Compensation	-	-	-	-	-	-	-	-	-	62,070
96140	All other insurance	-	-	-	-	-	-	-	-	-	60,529
96100	Total Insurance Premiums	23,270	23,270	-	27,588	27,588	-	-	-	-	1,208,554
96200	Other general expenses	-	-	-	-	-	-	-	-	-	419,042
96210	Unexpended advance	-	-	-	-	-	-	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-
96400	Dad debt - tenant costs	172	172	-	832	832	-	-	-	-	2,663
96500	Dad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600	Dad debt - other	-	-	-	-	-	-	-	-	-	-
96700	Service expense	-	-	-	-	-	-	-	-	-	-
96800	Total Other General Expenses	172	172	-	832	832	-	-	-	-	421,709
96700	Interest expense and Amortization Cost	-	-	-	-	-	-	-	-	-	1,427,986
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-
96720	Interest on Note Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-
96700	Interest expense and Amortization cost	-	-	-	-	-	-	-	-	-	1,427,986
96800	Total Operating Expenses	521,470	387,192	134,278	260,682	158,958	101,728	10,630	10,630	-	24,534,584
97000	Excess (Deficiency) of Revenue Over (Under) Operating Expenses	202,519	202,519	-	427,808	427,808	-	65,725	(10,630)	76,355	22,776,628
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-	-	-	-	-	-
97400	Depreciation expense	137,809	137,809	-	29,638	29,638	-	-	-	-	3,335,500
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-
97600	Involving multi-unit expense	-	-	-	-	-	-	-	-	-	-
98000	Total Expenses	659,279	525,001	134,278	290,320	188,596	101,728	10,630	10,630	-	27,870,084
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	36,463,525
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	(15,247,406)
10091	Inter AMP Excess Cash Transfer In	-	-	-	322	322	-	-	-	-	3,543,640
10092	Inter AMP Excess Cash Transfer Out	(8,083)	(8,083)	-	-	-	-	-	-	-	(1,553,640)
10100	Total other financing sources (uses)	(8,083)	(8,083)	-	322	322	-	-	-	-	21,188,119
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 55,647	\$ 55,647	\$ -	\$ 398,482	\$ 398,482	\$ -	\$ 65,725	\$ (10,630)	\$ 76,355	\$ 40,607,547
11030	Beginning equity	6,411,987	6,411,987	-	2,510,042	2,510,042	-	600,000	600,000	-	322,680,930
11040	Period adjustments, equity transfers, and correction of errors	-	-	-	-	-	-	-	76,355	(76,355)	2,069,810
11190	Long-Term Available	460	460	-	191	191	-	-	-	-	27,264
11210	Long-Term Leased	460	460	-	191	191	-	-	-	-	27,264

**Housing Authority of New Orleans**  
**Schedule of Expenditures of Federal Awards**  
**Year ended September 30, 2012**

<b>Federal Awards</b>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<b>Direct Awards</b>		
<b>U.S. Department of Housing &amp; Urban Development</b>		
<b>Public Housing:</b>		
Operating Subsidy	14.850	\$ 17,331,062
HOPE VI - Urban Revitalization Program	14.866	1,206,029
<b>Capital Fund Cluster</b>		
Capital Fund Program	14.872	29,041,348
Capital Fund Recovery Grant	14.885	<u>1,430,191</u>
<b>Total Capital Fund Cluster</b>		<u>30,471,539</u>
Housing Choice Vouchers	14.871	129,028,414
Mainstream	14.879	225,110
Section 8 SROs	14.249	<u>1,173,980</u>
<b>Total HUD</b>		<u>179,436,134</u>
<b>Department of Homeland Security</b>		
DHAP	97.109	3,101,121
FEMA	97.036	<u>53,891</u>
<b>Total Department of Homeland Security</b>		<u>3,155,012</u>
<b>Total Direct Federal Awards</b>		<u>182,591,146</u>
<b>Total Federal Financial Awards</b>		<u>\$ 182,591,146</u>

Note: The accompanying schedule of expenditures of Federal Awards includes the federal grant activity for the Housing Authority of New Orleans and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations." Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in preparation of the basic financial statements.

Housing Authority of New Orleans

Certificate of Actual Modernization and Development Cost - Continued

September 30, 2012

GRANT NUMBER	LA48P001501-08	LA48D001501-08	LA48S001501-09
BUDGET	\$ 33,155,508	\$ 26,417,413	\$ 25,349,004
Advances	\$ 16,260,704	\$ 15,000,000	\$ 34,576,051
Costs	16,260,704	15,000,000	34,576,051
Excess/(Deficiency) of Advances Due To /(From) HUD	\$ -	\$ -	\$ -

The Actual Modernization Cost Certificate is in agreement with the Authority's records

All modernization work in connection with the grant have been completed

All liabilities have been paid and there are no undischarged mechanics', laborers' or material-men's liens against the Project on file in any public office where the same should be filed in order to be valid. The time in which such liens could be filed has expired

There were no budget overruns

Yes	Yes	Yes

March 30, 2013

To the Board of Commissioners  
Housing Authority of New Orleans

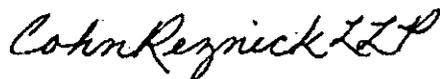
In planning and performing our audit of the financial statements of the Housing Authority of New Orleans (HANO) as of and for the year ended September 30, 2012, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, we considered HANO's internal control over financial reporting ("internal control") as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of HANO's internal control. Accordingly, we do not express an opinion on the effectiveness of HANO's internal control.

However, during our audit we became aware of certain matters that we considered to be an opportunity for strengthening internal controls and operating efficiency. The appendix that accompanies this letter summarizes our comments and suggestions regarding these matters. We previously reported on HANO's internal control in our report dated March 30, 2013 which communicated material weaknesses in the internal control over financial reporting. This letter does not affect our report dated March 30, 2013 on the financial statements of HANO.

We will review the status of these comments during our next audit engagement. We have already discussed these matters with Ron McIntyre, Director of Finance, and will be pleased to discuss these matters in further detail at your convenience.

This communication is intended solely for the information and use of Board of Commissioners, management, the Department of Housing and Urban Development (HUD), and the Louisiana Legislative Auditor, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



CohnReznick LLP  
Charlotte, North Carolina

## APPENDIX

### A. Information Technology (IT) Risk Management

Formally structured IT risk assessments are not performed. As such, IT related risks are not comprehensively documented, evaluated and addressed periodically. Without performing periodic structured risk assessments, it is difficult to ensure that all relevant risks are being comprehensively identified, appropriately escalated, prioritized, and addressed in a timely manner.

Management should create and document a structured IT risk assessment process. A schedule should also be established to help ensure that comprehensive risk assessments are performed regularly, results are communicated, and corrective actions are prioritized and completed timely to address identified risks.

#### ***Management Response:***

HANO IT will create and document a structured IT risk assessment process, beginning in fiscal 2013.

### B. Network controls

Regarding network controls, the following was noted:

1. Minimum password length on the Elite Emphasys application was set to five characters. Management should increase the minimum password length for all users on the Elite application parameter to be in line with those implemented for HANO's main network.
2. Periodic network vulnerability assessments (sometimes referred to as scans or penetration tests) were not performed. Management should consider performing periodic network vulnerability assessments. Once performed, the assessment should be documented and the results and actions taken based on the assessment should also be documented

#### ***Management Responses:***

1. Elite emphasys is an internal application which requires users to login to the network before they login into Elite .This provides an additional layer of security. HANO will review the recommendation and increase the minimum password length to match the network's current password policies.
2. HANO will conduct periodic network vulnerability assessments to assure network security is in place beginning if fiscal 2013.

## APPENDIX (Continued)

### C. Outsourced Service Provider Controls

HANO had not established a process to review the SSAE 16/SOC 1 service auditors' reports for ADP and Colo4 to identify the controls ADP and Colo4 have in place, the potential risks or control deficiencies that might impact HANO, and to ensure that user entity control considerations specified in the reports were in place at HANO. ADP provides employee payroll processing; Colo4, located in Dallas, Texas, provides computer collocation services including off-site data storage and disaster recovery hosting services for HANO. A similar concern was identified during our 2011 assessment. Management should implement a process to obtain and review the SSAE 16/SOC 1 service auditors' reports from ADP and Colo4 to help ensure HANO's data is appropriately secured and controlled. Management should also ensure that user entity control considerations specified in the reports are in place at HANO.

#### ***Management Response:***

HANO did review the SAS 70 for ADP, Yardi, and Colo4 in 2011. HANO did not obtain the new SSAE16/SOC1 for ADP but did submit a copy of SSAE16/SOC1 for COLO4.

### D. IT Documentation Update

HANO has undergone various changes during the past couple years, however some of HANO's IT documentation has not been updated to reflect changes such as the implementation of the JD Edwards or Elite applications or the consolidation of HANO's West Bank facility to their headquarters' facility. Without periodically reviewing and updating documentation it is difficult to ensure that the current policies and procedures adequately address the current environment.

Management should review its existing IT documentation, including policies and procedures, network diagrams, etc., and make appropriate changes to reflect HANO's current operating environment and needs. A process should also be implemented to review and update documentation periodically and after significant changes.

#### ***Management Response:***

HANO did make changes to the IT documentation periodically and will continue to do so. HANO overlooked two files but have corrected the files and all IT documentation is up to date. HANO will implement a process to review and update documentation.

## APPENDIX (Continued)

### E. Third-party Management Properties

At HANO, there are 16 public housing properties which are either owned by HANO or by third parties for which HANO has no control. These properties are managed by third-party management companies. HANO bears some compliance responsibility for both types of properties as all of the properties have Annual Contribution Contract (ACC) units that receive Public Housing subsidy from the Department of Housing and Urban Development (HUD). HANO's Asset Management department conducted a review of the compliance measures at each of these properties during 2012. HANO's review included sampling residents from the entire population as a whole.

HANO should consider sampling the residents for the third-party owned properties based on each respective case manager to ensure units under each case manager are selected. This will ensure each case manager is following the HUD guidelines for eligibility.

#### ***Management Response:***

HANO will review the selection process for sampling the non HANO owned ACC units to ensure proper compliance under HUD guidelines.

**Housing Authority of New Orleans**

**Agreed-Upon Procedures and  
Independent Accountant's Report**

**Year Ended September 30, 2012**

## Independent Accountant's Report

To the Board of Commissioners  
Housing Authority of New Orleans

We have performed the procedures enumerated below, which were agreed to by the Housing Authority of New Orleans (HANO or the "entity") and the Legislative Auditor, State of Louisiana (LLA). HANO is responsible for the accounting and other records. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

Our procedures were as follows:

### **Financial Management**

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1. Determine if management (administrative receiver) was presented with timely and accurate monthly financial statements, including budget-to-actual comparisons of the entity, during the year under examination. Since HANO was still implementing a new accounting system through June 2012, the procedures were performed for July through September 2012.

**Finding:** HANO's policy during the fiscal year ended September 30, 2012 was to issue quarterly financial statements. We obtained the fourth quarter financial statements and reviewed for completeness and accuracy. There was a budget to actual included. There was no analysis or documentation as to the variances. HANO was still making adjustments to its financial data due to system implementation issues.

### **Management Response:**

Since the September 30, 2012 fiscal end period, HANO has made significant progress in evaluating the completeness and accuracy of the financial reports generated by the accounting system. Adjustments to the configuration of the financial reports have been completed and are routinely monitored.

2. If management was deficit spending during the period under examination, determine if there was a formal/written plan to eliminate the deficit spending and whether management is monitoring the plan.

**Finding:** For the fiscal year ended September 30, 2012, HANO incurred deficit spending. HANO's net assets as of September 30, 2012 were \$535,865,000, a \$15,927,000 decrease from September 30, 2011. The fiscal 2012 budget included a HUD required appropriation of net assets from the Housing Choice Voucher Program (HCVP) net assets for the HCVP housing assistance voucher payments and Section 901 funding to cover the current year deficit spending. In addition, HANO had sufficient cash flow to cover expenses incurred.

3. Determine if there are written policies and procedures for the following:

a. Budgeting, including preparing, adopting, monitoring, and amending the budget:

**Finding:** We reviewed the budget policy which outlines the procedures for preparing and adopting the budget. In addition, the policy addresses managing and monitoring the budget.

b. Purchasing, including (1) how purchases are initiated; (2) how vendors are added to the vendor list; (3) the preparation and approval process of purchase requisitions and purchase orders; (4) checks and balances to ensure compliance with the public bid law; and (5) documentation required to be maintained for all bids and price quotes.

**Finding:** HANO has both a procurement policy and a general accounting policy that addresses the purchase process, managing vendors, approval process, compliance with the required bid laws and regulations, and document retention.

c. Disbursements, including processing, reviewing, and approving.

**Finding:** HANO has both an accounts payable policy and a general accounting policy that addresses the disbursement process.

d. Receipts, including receiving, recording and preparing deposits.

**Finding:** HANO has both an accounts receivable policy and a general accounting policy that addresses the accounts receivable process.

**Credit Cards**

1. Obtain from Management a listing of all active credit cards for the period under examination, including the card numbers and the names of the persons who maintained the possession of the cards.

2. Obtain and review the entity's written policies and procedures for credit cards (and debit cards if applicable) and determine if the following is addressed:

- How cards are to be controlled
- Allowable business uses

- Documentation requirements
  - Required approvers
  - Monitoring card usage
3. Obtain the monthly statements for all credit cards (general, stores, and gasoline) used during the period under examination and select for detailed review, the two largest (dollar amount) statements for each card. (Note: For a debit card, select the two monthly bank statements with the largest dollar amount of debit charges):
- A. Obtain the entity's supporting documentation for the purchases/charges shown on the selected monthly statements:
- Determine if each purchase is supported by:
    - An original itemized receipt (i.e., identifies precisely what was purchased)
    - Documentation of the business/public purpose (Note: For meal charges, there should also be documentation of the individuals participating)
    - Other documentation as may be required by policy (e.g., purchase order, authorization, etc.)
  - Determine if each purchase is:
    - In accordance with thresholds or guidelines established in the policies and procedures
    - For an appropriate and necessary business purpose relative to the entity
  - Determine if any purchases were made for personal purposes. If there are purchases made for personal purposes, determine the date(s) of reimbursement.
  - Determine if any purchases effectively circumvented the entity's normal procurement/purchasing process and/or the Louisiana Public Bid Law (i.e., large or recurring purchases requiring the solicitation of bids or quotes).
- B. Determine if there was any duplication of expenses by comparing all travel and related purchases to the appropriate person's expense reimbursement report(s).
- C. Determine if each monthly credit card statement (including supporting documentation) was reviewed and approved, in writing, by someone other than the person making the purchases.
- D. Determine if finance charges and/or late fees were assessed on the monthly statements.

**Finding:**

- HANO does not issue credit cards to employees. There are two credit cards issued to the Deputy General Manager, Administration and the Deputy General Manager, Operations, both of whom are employed by the Administrative Receiver.
- Since no HANO employees are issued credit cards, there is no formal written policy.
- We obtained the monthly credit card statements for the year ended September 30, 2012 and selected the two statements with the largest dollar amount for each card issued. The purchases were supported by an itemized receipt and the purchases appear to be for valid business purposes for HANO.
- No charges appear to have been for personal purposes.
- None of the purchases were in a manner that would circumvent HANO's procurement/purchasing process and/or the Louisiana Public Bid Law.
- There were no duplicated expenses noted.
- Each monthly credit card statement was approved, in writing, by someone other than the person making the purchases.
- The statements were assessed late charges; however, the late charges were due to HANO not receiving the statements in a timely manner. The late charges were ultimately waived by the financial institution.

**Management Response (to the last bullet above):**

It is HANO's policy to avoid incurring late charges; however, in the event a late charge is assessed and paid, HANO will pay these charges from non-federal funds.

**Travel and Expense Reimbursement**

1. Obtain and review the entity's written policies and procedures for travel and expense reimbursement and determine if the following is addressed:
  - Allowable expenses
  - Dollar thresholds by category of expense
  - Documentation requirements
  - Required approvers
2. Obtain a listing of all travel and related expense reimbursements during the period under examination and select for review, the one person who was reimbursed the most money:

A. Obtain all of the expense reimbursement reports of the selected person, including the supporting documentation, and select the three largest (dollar) expense reports to review in detail (Note: If there are only three or less expense reports, review all (100%) of them.):

- Determine if each expenditure is:
  - Reimbursed in accordance with written policy (e.g., rates established for meals, mileage, lodging, etc.)
  - In accordance with thresholds or guidelines established in the policies and procedures
  - For an appropriate and necessary business purpose relative to the travel
- Determine if each expenditure is supported by:
  - An original itemized receipt (i.e., identifies precisely what was purchased)
  - Documentation of the business/public purpose
  - Other documentation as may be required by policy (e.g., authorization for travel, conference brochure, certificate of attendance, etc.)
- Determine if any of the expenditures were for personal purposes (e.g., extended hotel stays before or after training class, meals for spouses, entertainment, etc.).
- Determine if each expense report (including documentation) was reviewed and approved, in writing, by someone other than the person receiving reimbursement.

B. Determine if there was any duplication of expenses by comparing the expense reports to charges/purchases made on credit card(s).

**Finding:** For the year ended September 30, 2012, HANO's policy was 'no travel'. As such, there was not a formal travel and reimbursement policy. We requested and obtained a disbursement register by employee for the year ended September 30, 2012 and no payments to HANO employees were noted. We obtained and reviewed the petty cash reimbursements for the year ended September 30, 2012 and no payments to HANO employees for travel costs were noted.

**Contracts**

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1. Obtain and review the entity's written policies and procedures for contracts/contracting, including leasing, and determine if the following is addressed:

- Types of services requiring written contracts

- Standard terms and conditions
- Legal review
- Approval process
- Monitoring process

**Finding:** We obtained and reviewed HANO's procurement policy which addressed the types of services requiring written contracts, the terms and conditions, the review process, approval process and monitoring process.

2. Determine if the entity has centralized control and oversight of contracts to ensure that services/deliverables received and payments made comply with the terms and conditions of the contracts.

**Finding:** Per review of HANO's accounts payable policy, general accounting policy, and procurement policy, there is centralized control and oversight of contracts to ensure that services/deliverables received and payments made comply with the terms and conditions of the contracts.

3. Obtain and review the accounting records (e.g., general ledgers, accounts payable vendor history reports, invoices, etc.) for the period under examination to identify individuals/businesses being paid for contracted services (e.g., professional, technical, etc.). Select the five "vendors" that were paid the most money during the period and for each:

- Determine if there is a formal/written contract that supports the services arrangement and the total amount paid.
- Determine the business legitimacy of the vendor if not known by the auditor.

**Finding:** We selected the five vendors that were paid the highest dollar amount by HANO during the year ended September 30, 2012. There was a formal contract that supports the services performed. We determined the legitimacy of each vendor via vendor look-up at the Louisiana Secretary of State Website, except for the contract with the Office of Group Benefits which is a governmental entity and is not a registered vendor at the Louisiana Secretary of State Website.

4. Obtain a listing of all active contracts and the expenditures made during the period under examination. Select for detailed review, the largest (dollar amount) contract in each of the following categories that was entered into during the period.
  - a) Services
  - b) Materials and supplies
  - c) Public works

- A. Obtain the selected contracts and the related paid invoices and:
- Determine if the contract is a related party transaction.
  - Determine if the transaction is subject to the Louisiana Public Bid Law:
    - If yes, determine if the entity complied with all requirements (e.g., solicited quotes or bids, advertisement, selected lowest bidder, etc.)
    - If no, determine if the entity provided an open and competitive atmosphere (a good business practice) for the transaction/work.
  - Determine if the contract was awarded under the *request for proposals* (RFP) method. If done so, obtain all proposals and the evaluation/scoring documents to determine if the contract was awarded to the most responsible offeror whose proposal was the most advantageous taking into consideration price and other evaluation factors set forth in the *request for proposals*.
  - Determine if the procurement was made “off” state contract (as opposed to following the competitive bidding requirements of the Louisiana Public Bid Law). If done so, determine if the board formally adopted the use of the Louisiana Procurement Code (R.S. 39:1551-1755), the set of laws that govern most state agencies' purchases of certain services, materials and supplies, and major repairs.
  - Determine if the procurement related to homeland security and was made from federal General Services Administration (GSA) supply schedules. If done so, determine if the entity (1) utilized a Louisiana licensed distributor; (2) used the competitive ordering procedures of the federal GSA; and (3) received prior approval from the director of the State Office of Homeland Security and Emergency Preparedness, or his designee.
  - Determine if the entity “piggybacked” onto another agency's contract. If done so, determine if there is documentation on file that clearly demonstrates the contract was a previously bid, viable contract and the price paid by the entity was the same as that contract's bid price.
  - Determine if the contract was amended. If done so, determine whether the original contract contemplated or provided for such an amendment. Furthermore, determine if the amendment is outside the scope of the original contract, and if so, whether it should have been separately bid and contracted.
  - Determine if the invoices received and payments made during the period complied with the terms and conditions of the contract.

- Determine if there is written evidence that the entity's legal advisor reviewed the contract and advised entering into the contract.

**Finding:** We requested the largest dollar amount contract for services, materials and supplies, and public works and noted the following:

- HANO does not contract for materials and supplies. Purchase requisitions are completed when it is necessary to purchase such items. This is not deemed to violate Louisiana statutes.
- There were no contracts with related parties.
- The public works contract was subject to the Louisiana Public Bid law and HANO complied with all Louisiana Bid Laws. All proposals and the evaluation documents were reviewed and it appears the contract was awarded to the most responsible offeror.
- The service contract was awarded under the request for proposal method. All proposals and the evaluation documents were reviewed and it appears the contract was awarded to the most responsible offeror.
- The contracts tested were not related to homeland security.
- The contracts tested did not "piggyback" another agency's contract.
- Neither of the contracts tested was amended during the year ended September 30, 2012.
- Payments made under the contracts tested complied with the terms and conditions of the contracts.
- It is HANO's policy that all contracts are reviewed by in-house counsel or other legal advisor. The contracts tested had documentation of review by HANO's legal department.
- Both contracts obtained board approval.

### ***Payroll and Personnel***

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1. Obtain and review the entity's written policies and procedures for payroll and personnel and determine if they address the processing of payroll, including reviewing and approving of time and attendance records, including leave and overtime worked.

**Finding:** We obtained HANO's payroll and personnel policy and procedures manuals. The manuals address payroll procedures, including employee set-up, approving time records (including overtime and on-call hours), paid time off, and overtime.

2. Obtain a listing of employment contracts/agreements in force during the period under examination. Select the largest (dollar amount) employment contract and determine if all payments issued during the period under examination were done in strict accordance with the terms and conditions of the contract.

**Finding:** There was one employee-related contract to provide information technology services. The contract stated the maximum hours per week allowed were 20 hours. The payments made under the contract did not exceed the amounts allowed under the contract.

3. Select the attendance and leave records for one pay period and:

- Determine if all employees are documenting their daily attendance and leave (e.g., vacation, sick, etc.).
- Determine if supervisors are approving, in writing, the attendance and leave of all employees.
- Determine if the entity is maintaining accurate written leave records (e.g., hours earned, hours used, and balance available) on all eligible employees.

**Finding:**

- We selected the pay-period ended August 28, 2012. For all employees, time is entered into payroll software. The department supervisor approves all time, in the payroll software, then the Director of Finance performs final approval before payroll is submitted for processing. For employees that received paid leave, such was approved by direct supervisor in writing prior to the leave being taken.
- HANO maintains a schedule of compensated absences. HANO reconciles the schedule to the trial balance at least on a quarterly basis.

4. Select the five highest paid employees and determine if changes made to their hourly pay rates/salaries during the period under examination were approved in writing and in accordance with policy.

**Finding:** We selected the five highest paid employees and noted their salary was in accordance with HANO's pay rate for that particular position. The salary was approved by the Executive Director/Administrative Receiver.

5. Select the five largest termination payments (e.g., vacation, sick, compensatory time, etc.) made during the period under examination. Determine if the payments were supported by documentation, made in strict accordance with policy and/or contract, and properly approved.

**Finding:** We selected the five largest termination payments. All such payments were supported by the required documentation, were paid in accordance with HANO's policy, and obtained the proper approval.

6. Determine if any employees were also being paid as contract labor during the period of the examination.

**Finding:** We noted no employees that were being paid as contract laborers during the year ended September 30, 2012.

We were not engaged to, and did not conduct an audit, the objective of which would be the expression of an opinion on the accounting records. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the use and information of the members and management of HANO and the LLA, and is not intended to be and should not be used by anyone other than those specified parties.

*CohnReznick LLP*

Charlotte, North Carolina  
January 27, 2014